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

COMPTON CITY COUNCIL AGENDA

09/15/2026

4:30 PM – CLOSED SESSION

5:30 PM – PUBLIC MEETING

5:45 PM – PUBLIC HEARING

**205 S. WILLOWBROOK AVE
COMPTON, CA 90220**

HEARING

**COMPTON 2045 GENERAL PLAN AND RELATED REZONING AND ZONING
CODE REVISIONS on Tuesday, September 15, 2026 @ 5:45 PM**

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON CLOSED SESSION

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for two cases
2. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases

REPORT OUT OF CLOSED SESSION

PRESENTATIONS

3. PROSTATE CANCER PRESENTATION: BRYANT CROOK - Councilmember Lillie Darden
4. POWERPOINT PRESENTATION: FY 26 FORTH QUARTERLY INVESTMENT REPORT (Receive and File) - City Treasurer Brandon Mims
5. GOVWELL PRESENTATION - David Ciano

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

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

APPROVAL OF MINUTES

6. SEPTEMBER 23, 2025
7. OCTOBER 7, 2025
8. JULY 14, 2026
9. JULY 21, 2026

CITY TREASURER

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING SIGNATURES ON CERTAIN ACCOUNTS AND NAMING CERTAIN EMPLOYEES AS AUTHORIZED SIGNATORIES ON THOSE ACCOUNTS

GENERAL SERVICES

11. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON

AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG BEACH BOULEVARD

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR LEASE AGREEMENT WITH COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA) FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 700 NORTH BULLIS ROAD (NORTH SIDE)
13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR LEASE AGREEMENT WITH COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA) FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 700 NORTH BULLIS ROAD – CLASSROOM 1A
14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR LEASE AGREEMENT WITH ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC. DBA COMPTON YOUTHBUILD FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 1108 NORTH OLEANDER AVENUE, COMPTON, CA 90222

PUBLIC WORKS DEPARTMENT

15. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE A MEASURE R FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) FOR THE ROSECRANS AVENUE/ATLANTIC AVENUE AND ARTESIA BOULEVARD/SANTA FE AVENUE INTERSECTION IMPROVEMENTS PROJECT

REGULAR AGENDA

UNFINISHED BUSINESS

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (“CITY”) TERMINATING THE CITY’S PREFERENTIAL PARKING IN RICHLAND FARMS

NEW BUSINESS

17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPDATING THE CITY OF COMPTON INVESTMENT POLICY FOR FISCAL YEAR 2026/2027
18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GOVWELL TECHNOLOGIES, INC. FOR THE PROVISION OF INTEGRATED PERMITTING, PLANNING, CODE

ENFORCEMENT, AND BUSINESS LICENSING SOFTWARE AND RELATED IMPLEMENTATION SERVICES IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY-ONE THOUSAND NINE HUNDRED DOLLARS (\$381,900.00), AND AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS CONSISTENT WITH THE AGREEMENT IN THE AMOUNTS OF \$165,900.00 FOR FISCAL YEAR 2026–2027, \$108,000.00 FOR FISCAL YEAR 2027–2028, AND \$108,000.00 FOR FISCAL YEAR 2028–2029, SUBJECT TO ANNUAL CITY COUNCIL BUDGET APPROPRIATIONS

19. A DISCUSSION AND REVIEW OF THE AMENDED AND RESTATED CONTRACT WITH CONSOLIDATED DISPOSAL SERVICE, LLC., DBA REPUBLIC SERVICES LLC., TO EXTEND THE AGREEMENT FOR FIVE (5) YEARS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 9/22/2026 5:30 PM

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

Visit our Youtube at <https://www.youtube.com/@comptoncityhall>



City of Compton

City Of Compton
Proclamation
Honoring

Bryant Crook

FOR PROSTATE CANCER AWARENESS AND MEN'S HEALTH



Whereas, the City of Compton is committed to promoting the health, well-being, and quality of life of its residents and recognizes the importance of raising public awareness of diseases that disproportionately affect our communities; and

Whereas, prostate cancer is among the most commonly diagnosed cancers among men in the United States, and approximately one in eight men will be diagnosed with prostate cancer during their lifetime; and

Whereas, Black men face a significantly greater burden from prostate cancer, with higher rates of diagnosis and more than twice the risk of dying from the disease compared with White men, underscoring the importance of greater awareness, early detection, access to quality healthcare, and informed health decisions; and

Whereas, when detected at an early stage, prostate cancer can often be treated effectively, making education, awareness, conversations with healthcare professionals, and appropriate screening especially important; and

Whereas, Bryant Crook has demonstrated exemplary leadership and a steadfast commitment to raising awareness of prostate cancer and encouraging men to take a proactive role in protecting their health and well-being; and

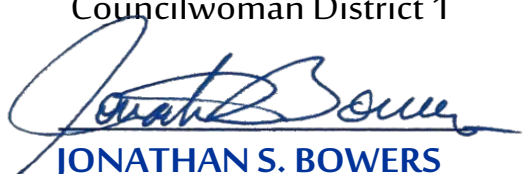
Whereas, through his advocacy and community engagement, Bryant Crook helps create opportunities for men and families to discuss prostate cancer openly, better understand their personal risk factors, and seek guidance from qualified healthcare professionals on prevention, screening, and treatment; and

Whereas, the City of Compton recognizes that community advocates, such as Bryant Crook, play an important role in empowering residents with knowledge, encouraging healthy choices, and helping to address health disparities that disproportionately affect men of color; and

Now, Therefore, Be It Proclaimed that the Mayor and City Council of the City of Compton hereby recognize BRYANT CROOK for his outstanding commitment to prostate cancer awareness, men's health, community education, and empowerment; and

Be It Further Proclaimed that the City of Compton joins communities nationwide in observing **September 2026 as Prostate Cancer Awareness Month** and encourages all men—particularly those at increased risk—to become informed about prostate cancer, discuss their individual risk with a healthcare professional, and take proactive steps

Presented this 19th day of September 2026.

 DEIDRE M. DUHART Councilwoman District 1	 EMMA SHARIF Mayor	 ANDRE SPICER Councilman District 2
 JONATHAN S. BOWERS Councilman District 3		 LILLIE P. DARDEN Councilwoman District 4

September 15, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: BRANDON MIMS, CITY TREASURER

SUBJECT: FOURTH QUARTER INVESTMENT REPORT

SUMMARY

The City of Compton (City) Treasurer's Office invests City funds in compliance with the California Government Code, Section 53600 et. seq., and the City's Investment Policy. As of June 30, 2026, these funds had a par value of approximately \$346,259,572.58 (Three Hundred Forty-Six Million, Two Hundred Fifty-Nine Thousand, Five Hundred Seventy-Two Dollars and Fifty-Eight Cents).

Regulatory Compliance

Investment transactions have been made in compliance with the City's Investment Policy and the California Government Code. All portfolio transactions as of June 30, 2026 can be found in the Portfolio Summary attached as Exhibit A.

Investment Strategy

The Investment Policy divides the City's investment portfolio into short-maturity (maturing in three to six months), intermediate-maturity (maturing in one to three years), and long-maturity portfolios. Investments are benchmarked against the Three-Month United State Treasury Bill Index, Bank of America Merrill Lynch One-to-Three Year United States Treasury Index, and the Bank of America Merrill Lynch One-to-Five Year.

The short-maturity portfolio maintains a weighted average maturity of three to six months and provides sufficient liquidity to satisfy the City's short-term cash needs. The intermediate-maturity portfolio maintains a weighted average maturity of approximately six months to three years and provides for the cash needs with maturities greater than six months. The long-maturity portfolio maintains a weighted average maturity of three to five years to satisfy the City's long-term cash needs.

The City's cash management goals are to maintain and preserve the safety of funds in custody and provide adequate liquidity for anticipated expenditure needs. Approximately \$170 million of the total investment pool, or approximately 49% of the funds, will mature in the next six months, ensuring that sufficient funds are available to meet the City's liquidity needs.

The following summarizes the City's investment pool position and performance for the quarter ending June 30, 2026:

<u>Portfolio</u>	<u>Investments/Par Value (June 30, 2026)</u>
Short Maturity	\$170,517,131.68
Intermediate Maturity	\$95,190,000.00
Long Maturity	\$80,552,440.90
<u>Total Investments</u>	<u>\$346,259,572.58</u>

The following summarizes the investment's interest earnings by fund for the quarter ending June 30, 2026. A detailed explanation of the Quarter Interest Earnings is attached as Exhibit B.

<u>Fund</u>	<u>Adjusted Interest Earnings (June 30, 2026)</u>
General (1001)	\$1,207,608.06
Measure P (1004)	\$357,917.42
Successor Agency (1201)	\$338,651.78
Low Cost Housing (1205)	\$186,560.02
PERS (2100)	\$1,099,706.80
<u>Total Interest Earnings</u>	<u>\$3,190,444.08</u>

FISCAL IMPACT

None; the Treasurer's Report is transmitted to the Mayor and City Council pursuant to the Government Code and the City's Investment Policy.

RECOMMENDATION

The City Treasurer recommends the City Council receive and file the FY 2026 Fourth Quarter Investment Report.

BRANDON MIMS
CITY TREASURER

CITY OF COMPTON

Annual Investment & Fund Report

Stewardship, liquidity and returns
working for the community.

FISCAL YEAR 2026

OFFICE OF THE CITY TREASURER

Public funds, managed with purpose

The City’s investment program balances protection, access and responsible earnings.

“Every dollar must remain secure, available when needed, and productive while it waits.”

This annual report connects portfolio decisions to the services residents rely on—from public safety and street repair to parks and learning programs.

FY 2026

\$12.32M

ADJUSTED INTEREST EARNINGS

Four quarters of disciplined cash management.

FY25: \$11.39M (+8.2%)

FY24: \$8.20M

Three priorities shape every decision

The order matters: protect principal first, preserve access second, earn a fair return third.

- 01

—————

Safety

Protect principal through high-quality investments.
- 02

—————

Liquidity

Keep sufficient cash available for payroll, bills and projects.
- 03

—————

Return

Earn responsible interest within the first two priorities.

The year closed with strength and flexibility

A \$346.26 million portfolio generated \$3.19 million in Q4 adjusted interest while keeping nearly half of maturities close at hand.

\$346.26M

TOTAL INVESTMENTS

FY25: \$315.56M (+9.7%)
FY24 Q4: \$254.14M

\$3.19M

Q4 ADJUSTED INTEREST

FY25 Q4: \$3.01M (+5.8%)
FY24 Q4: \$2.62M

49%

MATURING WITHIN SIX MONTHS

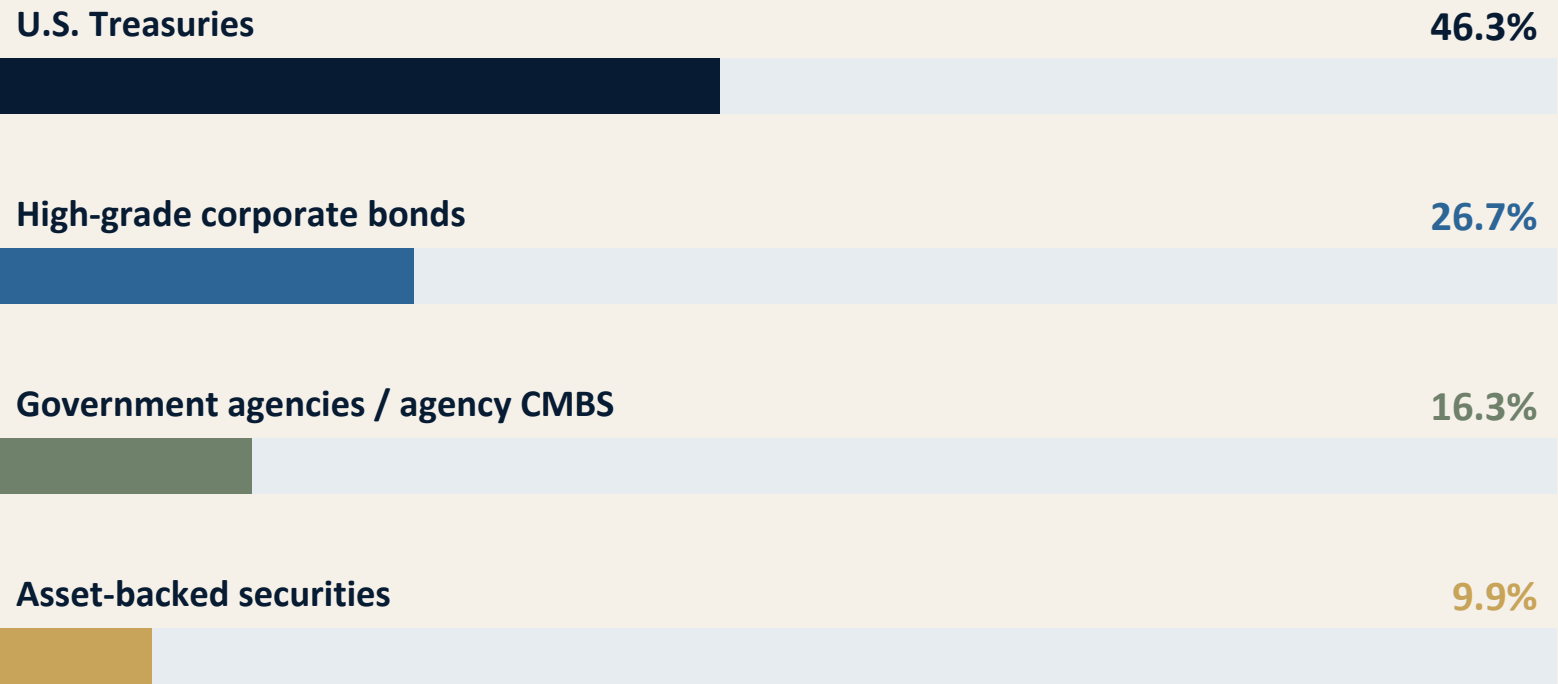
FY25 Q4: 41%
FY24 Q4: 92%

Executive view

Scale supports earnings; the maturity profile supports readiness.

High-quality assets anchor the portfolio

U.S. Treasuries represent the largest allocation, supported by diversified high-grade holdings.



PORTFOLIO QUALITY

AA+

AVERAGE CREDIT RATING

A strong rating reflects a conservative, low-risk posture.

FY25 (Jun 2025 snapshot): LAIF 32.1% · Money Market 34.6% · Fed. Agency 20.9% · Treasury 10.4% · CDs 1.6% · Corporate 0.3%
FY24 (Dec 2023 snapshot): LAIF 42.2% · CDs 31.4% · Money Market 26.4% — no Treasury, agency, corporate, or ABS holdings



FISCAL YEAR PERFORMANCE

Quarterly earnings remained steady

Each quarter protected liquidity while producing consistent adjusted interest earnings.

July – September: disciplined through the quarter

The portfolio entered FY 2026 with solid earnings and dependable liquidity.

\$3.11M

ADJUSTED INTEREST

FY25 Q1: \$3.41M (-8.7%)
FY24 Q1: \$1.32M

\$301.76M

QUARTER-END INVESTMENTS

FY25 Q1: \$246.83M (+22.3%)
FY24 Q1: \$174.04M

35%

MATURING WITHIN SIX MONTHS

FY25 Q1: 96%
FY24 Q1: 100%

Quarterly perspective

A strong opening quarter established the year’s earnings base.

October – December: disciplined through the quarter

Portfolio value increased while adjusted interest remained stable.

\$3.01M

ADJUSTED INTEREST

FY25 Q2: \$2.29M (+31.4%)
FY24 Q2: \$1.62M

\$312.18M

QUARTER-END INVESTMENTS

FY25 Q2: \$244.25M (+27.8%)
FY24 Q2: \$254.83M

44%

MATURING WITHIN SIX MONTHS

FY25 Q2: 67%
FY24 Q2: 100%

Quarterly perspective

Mid-year cash needs were absorbed without sacrificing earnings stability.

January – March: disciplined through the quarter

Half of the portfolio moved within a six-month maturity window.

\$3.01M

ADJUSTED INTEREST

FY25 Q3: \$2.74M (+10.0%)
FY24 Q3: \$2.65M

\$314.63M

QUARTER-END INVESTMENTS

FY25 Q3: \$300.79M (+4.6%)
FY24 Q3: \$257.42M

50%

MATURING WITHIN SIX MONTHS

FY25 Q3: 42%
FY24 Q3: 92%

Quarterly perspective

Liquidity increased as the City prepared for year-end obligations.

April – June: disciplined through the quarter

Year-end scale and earnings reached their highest quarterly levels.

\$3.19M

ADJUSTED INTEREST

FY25 Q4: \$3.01M (+5.8%)
FY24 Q4: \$2.62M

\$346.26M

QUARTER-END INVESTMENTS

FY25 Q4: \$315.56M (+9.7%)
FY24 Q4: \$254.14

49%

MATURING WITHIN SIX MONTHS

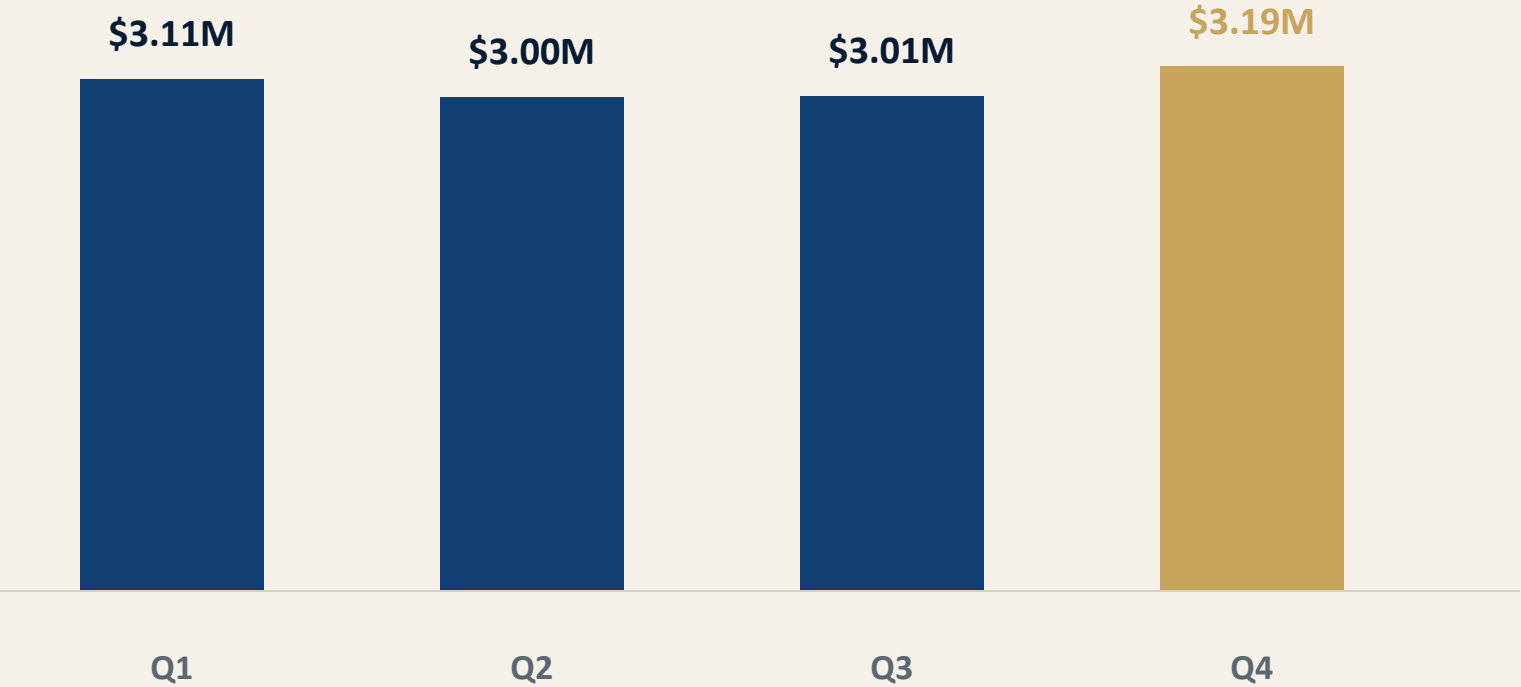
FY25 Q4: 41%
FY24 Q4: 92%

Quarterly perspective

The strongest quarter closed the year with both scale and access.

Four steady quarters produced \$12.32 million

Adjusted interest stayed within a narrow range, demonstrating consistency across changing cash needs.



FULL-YEAR TOTAL

\$12.32M

Adjusted interest earnings across FY

2025 total: \$11.39M (+8.2%)

FY24 total: \$8.20M



FUND STRUCTURE

One treasury, distinct responsibilities

City funds are separated so operating dollars remain flexible and restricted dollars stay tied to their intended purpose.

The General Fund is flexible; restricted funds are specific

A simple account structure helps the City comply with legal requirements and show how each dollar is used.

GENERAL FUND

The City's operating account

Supports everyday public services and core operations.

RESTRICTED FUNDS

Dedicated accounts

Used only for approved projects, utilities, grants or revenue sources.

Interest helps operating dollars work harder

Cash waiting for near-term use can earn interest—supporting services without creating a new local tax.



The benefit is practical: more value from money the City already holds.

General Fund interest supports every corner of community life

General Fund resources sustain public safety, spaces, streets and learning across the city.

PUBLIC SAFETY

- Police operations
- Fire services
- Emergency readiness
- Neighborhood safety

STREETS & INFRASTRUCTURE

- Pothole repair
- Street repaving
- Sidewalk repair
- Street-tree trimming

PUBLIC SPACES & RECREATION

- City parks
- Youth athletic leagues
- Community centers
- Recreation programs

LEARNING & COMMUNITY SERVICES

- Literacy programs
- Senior-center events
- Youth learning
- Public learning tools

Interest earnings reinforce the City's capacity to maintain essential services across every fund.

IV

RESTRICTED FUNDS

Dedicated dollars, clear accountability

Capital, enterprise and special-revenue funds remain legally tied to defined community purposes.

Long-term assets require long-term planning

Capital funds support large improvements designed to serve the community for years.

01	02	03	04
Major construction	Civic facility updates	Infrastructure renewal	Long-term improvements

Investment discipline helps preserve purchasing power until project dollars are needed.

User fees and grants stay connected to purpose

Enterprise funds sustain utilities; special revenue funds deliver specific programs and projects.

ENTERPRISE FUNDS

Water, sewer & trash

User fees return to the systems that provide the service—supporting operations and upgrades.

SPECIAL REVENUE FUNDS

Grants & gas taxes

Dedicated revenue supports approved work such as traffic signals and road projects.

A portfolio built for confidence and continuity

01



Protect

High-quality assets preserve principal.

02



Prepare

Near-term maturities maintain liquidity.

03



Perform

\$12.32 million in FY 2026 adjusted interest supports public value.

vs. FY25: \$11.39M (+8.2%) · FY24: \$8.20M

COMPTON - CITY TREASURER
Portfolio Management
Portfolio Details - Investments
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Managed Pool & Money Market Account												
2100A	10255	PERS		11/20/2025	37,270,738.06	37,270,738.06	37,270,738.06	4.090	4.034	4.090	1	
Subtotal and Average			22,569,817.11		37,270,738.06	37,270,738.06	37,270,738.06		4.034	4.090	1	
Local Agency Investment Funds												
1001	1001	General City			25,539,480.27	25,539,480.27	25,539,480.27	3.980	3.925	3.980	1	
1201	1201	Successor Agency Gen			16,346,739.61	16,346,739.61	16,346,739.61	3.980	3.925	3.980	1	
1205	1205	SA Low Cost Housing			18,829,373.23	18,829,373.23	18,829,373.23	3.980	3.925	3.980	1	
2100	2100	PERS			48,246,807.50	48,246,807.50	48,246,807.50	3.980	3.925	3.980	1	
Subtotal and Average			107,962,400.61		108,962,400.61	108,962,400.61	108,962,400.61		3.925	3.980	1	
Negotiable CDs												
02007QBU4	10271	ALLY BANK SANDY		04/23/2026	250,000.00	250,000.00	250,000.00	4.100	4.050	4.107	1,027	04/23/2029
098079CS3	10215	B1Bank Baton Rouge LA		06/20/2025	250,000.00	250,000.00	250,000.00	4.100	3.894	3.948	355	06/21/2027
06051XXL1	10221	Bank America		06/18/2025	250,000.00	250,000.00	250,000.00	4.100	4.044	4.100	170	12/18/2026
07371VHV2	10245	BEAL BK USA LAS VEGAS		07/09/2025	250,000.00	250,000.00	250,000.00	3.900	3.847	3.900	7	07/08/2026
054965BB3	10237	BCB COMMUNITY BANK		07/18/2025	250,000.00	250,000.00	250,000.00	4.050	3.995	4.050	16	07/17/2026
06251FBZ1	10248	Bank Hapoalim BM NY		07/31/2025	250,000.00	250,000.00	250,000.00	4.150	4.093	4.150	28	07/29/2026
05584CY67	10230	BNY Mellon NA		06/25/2025	250,000.00	250,000.00	250,000.00	4.000	3.945	4.000	180	12/28/2026
20056QVW0	10229	Commerce Bank Geneva MN		06/18/2025	250,000.00	250,000.00	250,000.00	4.150	4.100	4.157	79	09/18/2026
20825WEB2	10247	Connexus Credit Union		08/06/2025	250,000.00	250,000.00	250,000.00	4.100	4.044	4.100	768	08/07/2028
38150V3E7	10234	GOLDMAN SACHS BANK		07/08/2025	250,000.00	250,000.00	250,000.00	3.950	3.896	3.950	7	07/08/2026
425246CL7	10210	Henderson St Bk		06/25/2025	250,000.00	250,000.00	250,000.00	4.250	4.192	4.250	86	09/25/2026
46659CRK8	10259	JP Morgan Chase BK		01/30/2026	500,000.00	500,000.00	500,000.00	4.000	3.953	4.008	758	07/28/2028
49306SU95	10239	KEY BK NATL ASSN		07/10/2025	250,000.00	250,000.00	250,000.00	3.950	3.896	3.950	8	07/09/2026
5380363J1	10214	Live Oak BKG CO Wilmington		06/25/2025	250,000.00	250,000.00	250,000.00	4.150	4.093	4.150	266	03/24/2027
565402BB9	10238	MAPLEMARK BK DALLAS TEX		07/11/2025	250,000.00	250,000.00	250,000.00	3.900	3.847	3.900	9	07/10/2026
61690D6Z6	10217	Morgan Stanley Bank NA		06/18/2025	250,000.00	250,000.00	250,000.00	4.300	4.241	4.300	1,085	06/20/2029
61776NTF0	10218	Morgan Stanley PVT		06/18/2025	250,000.00	250,000.00	250,000.00	4.300	4.241	4.300	1,085	06/20/2029
68405VDK2	10231	Optum Bank Inc		06/30/2025	250,000.00	250,000.00	250,000.00	4.250	4.192	4.250	182	12/30/2026
67118MBB4	10246	OLD MO BK SPRINGFIELD		07/09/2025	250,000.00	250,000.00	250,000.00	3.900	3.847	3.900	8	07/09/2026
740367WN3	10212	Preferred Bank LA CA		06/30/2025	250,000.00	250,000.00	250,000.00	4.150	4.093	4.150	182	12/30/2026
744039CX4	10228	Provident Savings Bank		06/20/2025	250,000.00	250,000.00	250,000.00	4.200	4.142	4.200	50	08/20/2026
85628AAN0	10219	State Bank of India		06/23/2025	250,000.00	250,000.00	250,000.00	4.350	4.290	4.350	1,451	06/21/2030
840461BS5	10240	SOUTH STORY BANK & TRUST		07/25/2025	250,000.00	250,000.00	250,000.00	4.000	3.945	4.000	23	07/24/2026
89235MTX9	10270	TOYOTA FINL SVGS BK		04/23/2026	250,000.00	250,000.00	250,000.00	4.000	0.000	0.000	1,755	04/21/2031
89214PEZ8	10236	TOWNEBANK/PORTSMOUTH VA		07/11/2025	250,000.00	250,000.00	250,000.00	3.950	3.896	3.950	9	07/10/2026
919853QU8	10220	Valley Natl BK Passaic		06/17/2025	250,000.00	250,000.00	250,000.00	4.150	4.093	4.150	720	06/20/2028
949764RR7	10249	Wells Fargo Bank		08/05/2025	250,000.00	250,000.00	250,000.00	4.200	4.142	4.200	35	08/05/2026

COMPTON - CITY TREASURER
Portfolio Management
Portfolio Details - Investments
June 30, 2026

Page 2

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Subtotal and Average			7,525,000.00		7,000,000.00	7,000,000.00	7,000,000.00		3.892	3.946	397	
Medium Term Notes												
06055JRS0	10273	Bank America		05/22/2026	1,625,000.00	1,625,000.00	1,625,000.00	4.400	4.340	4.400	1,056	05/22/2029
38151FWQ2	10265	GOLDMAN SACHS BANK		03/30/2026	2,700,000.00	2,700,000.00	2,700,000.00	4.800	4.734	4.800	1,733	03/30/2031
48130KWA1	10272	JP Morgan Chase BK		05/15/2026	3,500,000.00	3,500,000.00	3,500,000.00	4.600	4.537	4.600	1,779	05/15/2031
95001DPF1	10262	Wells Fargo Bank		04/02/2026	1,500,000.00	1,500,000.00	1,500,000.00	4.500	4.438	4.500	1,006	04/02/2029
Subtotal and Average			9,325,000.00		9,325,000.00	9,325,000.00	9,325,000.00		4.544	4.607	1,515	
Federal Agency Coupon Securities												
31424W3P5	10257	Federal Agricultural Mtg Corp		11/25/2025	3,000,000.00	3,000,000.00	3,000,000.00	4.130	4.061	4.117	1,608	11/25/2030
31424W6Y3	10258	Federal Agricultural Mtg Corp		01/21/2026	305,000.00	305,000.00	305,000.00	4.180	4.123	4.180	1,665	01/21/2031
31428JEC7	10269	Federal Agricultural Mtg Corp		04/15/2026	3,000,000.00	3,003,156.58	3,003,156.58	4.000	3.998	4.054	996	03/23/2029
3133ERZ46	10169	Federal Farm Credit Bank		01/28/2025	5,000,000.00	5,000,000.00	5,000,000.00	4.250	4.192	4.250	576	01/28/2028
3133EPYM1	10178	Federal Farm Credit Bank		02/20/2025	3,878,000.00	3,897,777.56	3,897,777.56	4.750	4.264	4.323	469	10/13/2027
3133ETB63	10252	Federal Farm Credit Bank		10/02/2025	1,400,000.00	1,400,000.00	1,400,000.00	4.210	4.152	4.210	1,554	10/02/2030
3130B4N80	10162	Federal Home Loan Bank		01/17/2025	5,000,000.00	5,000,000.00	5,000,000.00	4.700	4.636	4.700	747	07/17/2028
3130B4UG4	10168	Federal Home Loan Bank		02/03/2025	5,000,000.00	5,000,000.00	5,000,000.00	4.270	4.212	4.270	398	08/03/2027
3130BA6X0	10268	Federal Home Loan Bank		04/15/2026	1,000,000.00	1,001,000.00	1,001,000.00	4.000	3.945	4.000	828	10/06/2028
3134HBHS3	10208	Federal Home Loan Mtg Corp		04/11/2025	10,000,000.00	10,000,000.00	10,000,000.00	4.000	3.945	4.000	649	04/10/2028
3136GAUR8	10251	Federal National Mtg Assn		09/25/2025	5,952,000.00	5,952,000.00	5,952,000.00	4.200	4.143	4.200	1,540	09/18/2030
3136GCYE9	10266	Federal National Mtg Assn		03/27/2026	1,500,000.00	1,500,000.00	1,500,000.00	4.200	4.142	4.200	1,730	03/27/2031
3136GCUM5	10267	Federal National Mtg Assn		04/15/2026	1,328,000.00	1,331,367.96	1,331,367.96	4.150	4.092	4.149	996	03/23/2029
Subtotal and Average			46,390,861.15		46,363,000.00	46,390,302.10	46,390,302.10		4.156	4.214	891	
Treasury Coupon Securities												
91282CLH2	10170	U.S. Treasury		01/28/2025	5,000,000.00	4,996,739.66	4,996,739.66	3.750	4.099	4.156	61	08/31/2026
91282CLS8	10176	U.S. Treasury		02/12/2025	4,900,000.00	4,897,150.06	4,897,150.06	4.125	4.245	4.304	122	10/31/2026
91282CLX7	10177	U.S. Treasury		02/12/2025	5,000,000.00	4,984,562.00	4,984,562.00	4.125	4.304	4.364	502	11/15/2027
91282CHE4	10179	U.S. Treasury		02/21/2025	1,025,000.00	1,013,179.26	1,013,179.26	3.625	4.216	4.275	700	05/31/2028
91282CLX7	10274	U.S. Treasury		05/20/2026	1,248,000.00	1,251,348.25	1,251,348.25	4.125	3.910	3.964	502	11/15/2027
91282CHQ7	10275	U.S. Treasury		05/20/2026	2,300,000.00	2,331,291.96	2,331,291.96	4.125	4.007	4.063	761	07/31/2028
91282CMA6	10276	U.S. Treasury		05/20/2026	2,450,000.00	2,444,074.42	2,444,074.42	4.125	4.144	4.202	1,248	11/30/2029
91282CLR0	10277	U.S. Treasury		05/20/2026	1,200,000.00	1,200,138.22	1,200,138.22	4.125	4.137	4.194	1,218	10/31/2029
91282CKG5	10278	U.S. Treasury		05/20/2026	2,496,000.00	2,509,274.96	2,509,274.96	4.125	4.079	4.136	1,004	03/31/2029
Subtotal and Average			25,625,972.07		25,619,000.00	25,627,758.79	25,627,758.79		4.158	4.216	529	
Money Market Accounts												
MULTIBANK MEASP	10195	Multi-Bank		07/29/2024	2,353.32	2,353.32	2,353.32		0.000	0.000	1	

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COMPTON - CITY TREASURER
Portfolio Management
Portfolio Details - Investments
June 30, 2026

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Money Market Accounts												
MULTIBANK PERS	10196	Multi-Bank		01/28/2025	52,209.88	52,209.88	52,209.88		0.000	0.000	1	
MULTIBANK SUCCE	10261	Multi-Bank		03/26/2026	18,609.34	18,609.34	18,609.34		0.000	0.000	1	
USBANK CHAND	10197	US BANK		10/28/2024	108,393,787.99	108,393,787.99	108,393,787.99		0.000	0.000	1	
USBANK CUST GEN	10199	US BANK		12/05/2024	0.00	0.00	0.00	0.900	0.888	0.900	1	
USBANK CUST SA	10200	US BANK		01/13/2025	0.00	0.00	0.00		0.000	0.000	1	
WELLS MONEY MAR	10198	1001 Wells Fargo Money Market		12/18/2024	2,631,975.30	2,631,975.30	2,631,975.30	4.300	4.241	4.300	1	
WELLS SAFEKEEP	10233	1001 Wells Fargo Money Market		06/17/2025	620,498.08	620,498.08	620,498.08		0.000	0.000	1	
Subtotal and Average			114,835,047.74		111,719,433.91	111,719,433.91	111,719,433.91		0.100	0.101	1	
Total and Average			334,234,098.68		346,259,572.58	346,295,633.47	346,295,633.47		2.767	2.805	208	

COMPTON - CITY TREASURER
Portfolio Management
Portfolio Details - Cash
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
Average Balance			0.00								0
Total Cash and Investments			334,234,098.68		346,259,572.58	346,295,633.47	346,295,633.47		2.767	2.805	208



COMPTON - CITY TREASURER
Interest Earnings
Sorted by Fund - Fund
April 1, 2026 - June 30, 2026
Yield on Beginning Book Value

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
(310)605-5515

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization Accretion	Adjusted Interest Earnings
Fund: General City												
1001	1001	1001	LA5	25,539,480.27	8,441,417.49	25,539,480.27		3.980	5.340	112,390.82	0.00	112,390.82
USBANK CHAND	10197	1001	RRP	108,393,787.99	107,349,524.70	108,393,787.99			3.810	1,019,743.11	0.00	1,019,743.11
WELLS MONEY	10198	1001	RRP	2,631,975.30	11,554,316.15	2,631,975.30		4.300	2.620	75,465.73	0.00	75,465.73
USBANK CUST	10199	1001	RRP	0.00	61,434.44	0.00		0.900	0.055	8.40	0.00	8.40
Subtotal				136,565,243.56	127,406,692.78	136,565,243.56			3.547	1,207,608.06	0.00	1,207,608.06
Fund: Measure P												
3130B4UG4	10168	1004	FAC	5,000,000.00	5,000,000.00	5,000,000.00	08/03/2027	4.270	4.282	53,375.00	0.00	53,375.00
MULTIBANK MEASP	10195	1004	RRP	2,353.32	348,230.86	2,353.32				0.00	0.00	0.00
3134HBHS3	10208	1004	FAC	10,000,000.00	10,000,000.00	10,000,000.00	04/10/2028	4.000	4.011	100,000.00	0.00	100,000.00
06405VJM2	10209	1004	NCB	0.00	250,000.00	0.00	06/23/2026	4.300	4.300	2,444.52	0.00	2,444.52
425246CL7	10210	1004	NCB	250,000.00	250,000.00	250,000.00	09/25/2026	4.250	4.250	2,648.98	0.00	2,648.98
740367WN3	10212	1004	NCB	250,000.00	250,000.00	250,000.00	12/30/2026	4.150	4.150	2,586.63	0.00	2,586.63
5380363J1	10214	1004	NCB	250,000.00	250,000.00	250,000.00	03/24/2027	4.150	4.150	2,586.64	0.00	2,586.64
098079CS3	10215	1004	NCB	250,000.00	250,000.00	250,000.00	06/21/2027	4.100	4.100	2,555.49	0.00	2,555.49
61690D6Z6	10217	1004	NCB	250,000.00	250,000.00	250,000.00	06/20/2029	4.300	4.300	2,680.14	0.00	2,680.14
61776NTF0	10218	1004	NCB	250,000.00	250,000.00	250,000.00	06/20/2029	4.300	4.300	2,680.14	0.00	2,680.14
85628AAN0	10219	1004	NCB	250,000.00	250,000.00	250,000.00	06/21/2030	4.350	4.350	2,711.30	0.00	2,711.30
919853QU8	10220	1004	NCB	250,000.00	250,000.00	250,000.00	06/20/2028	4.150	4.150	2,586.65	0.00	2,586.65
06051XXL1	10221	1004	NCB	250,000.00	250,000.00	250,000.00	12/18/2026	4.100	4.100	2,555.48	0.00	2,555.48
82869AMB8	10226	1004	NCB	0.00	250,000.00	0.00	06/18/2026	4.200	4.200	2,243.84	0.00	2,243.84
60700PXQ9	10227	1004	NCB	0.00	250,000.00	0.00	06/25/2026	4.100	4.100	2,386.99	0.00	2,386.99
744039CX4	10228	1004	NCB	250,000.00	250,000.00	250,000.00	08/20/2026	4.200	4.200	2,617.81	0.00	2,617.81
20056QVW0	10229	1004	NCB	250,000.00	250,000.00	250,000.00	09/18/2026	4.150	4.150	2,586.64	0.00	2,586.64
05584CY67	10230	1004	NCB	250,000.00	250,000.00	250,000.00	12/28/2026	4.000	4.000	2,493.15	0.00	2,493.15
68405VDK2	10231	1004	NCB	250,000.00	250,000.00	250,000.00	12/30/2026	4.250	4.250	2,648.98	0.00	2,648.98
WELLS SAFEKEEP	10233	1004	RRP	620,498.08	574,875.85	620,498.08			1.333	1,910.02	0.00	1,910.02
38150V3E7	10234	1004	NCB	250,000.00	250,000.00	250,000.00	07/08/2026	3.950	3.950	2,461.99	0.00	2,461.99
89214PEZ8	10236	1004	NCB	250,000.00	250,000.00	250,000.00	07/10/2026	3.950	3.950	2,461.99	0.00	2,461.99
054965BB3	10237	1004	NCB	250,000.00	250,000.00	250,000.00	07/17/2026	4.050	4.050	2,524.31	0.00	2,524.31
565402BB9	10238	1004	NCB	250,000.00	250,000.00	250,000.00	07/10/2026	3.900	3.900	2,430.82	0.00	2,430.82
49306SU95	10239	1004	NCB	250,000.00	250,000.00	250,000.00	07/09/2026	3.950	3.950	2,461.99	0.00	2,461.99

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COMPTON - CITY TREASURER

Interest Earnings

April 1, 2026 - June 30, 2026

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Adjusted Interest Earnings

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization Accretion	Adjusted Interest Earnings
Fund: Measure P												
840461BS5	10240	1004	NCB	250,000.00	250,000.00	250,000.00	07/24/2026	4.000	4.000	2,493.15	0.00	2,493.15
07371VHV2	10245	1004	NCB	250,000.00	250,000.00	250,000.00	07/08/2026	3.900	3.900	2,430.82	0.00	2,430.82
67118MBB4	10246	1004	NCB	250,000.00	250,000.00	250,000.00	07/09/2026	3.900	3.900	2,430.82	0.00	2,430.82
06251FBZ1	10248	1004	NCB	250,000.00	250,000.00	250,000.00	07/29/2026	4.150	4.150	2,586.64	0.00	2,586.64
949764RR7	10249	1004	NCB	250,000.00	250,000.00	250,000.00	08/05/2026	4.200	4.200	2,617.81	0.00	2,617.81
3136GAUR8	10251	1004	FAC	5,952,000.00	5,952,000.00	5,952,000.00	09/18/2030	4.200	4.212	62,496.00	0.00	62,496.00
3133ETB63	10252	1004	FAC	1,400,000.00	1,400,000.00	1,400,000.00	10/02/2030	4.210	4.222	14,735.00	0.00	14,735.00
31424W3P5	10257	1004	FAC	3,000,000.00	3,000,000.00	3,000,000.00	11/25/2030	4.130	4.141	30,975.00	0.00	30,975.00
31424W6Y3	10258	1004	FAC	305,000.00	305,000.00	305,000.00	01/21/2031	4.180	4.191	3,187.25	0.00	3,187.25
46659CRK8	10259	1004	NCB	500,000.00	500,000.00	500,000.00	07/28/2028	4.000	4.000	4,986.30	0.00	4,986.30
89235MTX9	10270	1004	NCB	250,000.00	0.00	250,000.00	04/21/2031	4.000	4.000	1,890.41	0.00	1,890.41
02007QBU4	10271	1004	NCB	250,000.00	0.00	250,000.00	04/23/2029	4.100	4.100	1,937.67	0.00	1,937.67
91282CLX7	10274	1004	TRC	1,248,000.00	0.00	1,251,348.25	11/15/2027	4.125	3.928	5,875.43	-221.61	5,653.82
91282CHQ7	10275	1004	TRC	2,300,000.00	0.00	2,331,291.96	07/31/2028	4.125	4.097	11,007.60	-150.37	10,857.23
Subtotal				36,577,851.40	33,580,106.71	36,612,491.61			3.921	358,289.40	-371.98	357,917.42
Fund: Successor Agency General												
1201	1201	1201	LA5	16,346,739.61	16,188,102.90	16,346,739.61		3.980	4.013	161,962.27	0.00	161,962.27
3130B4N80	10162	1201	FAC	5,000,000.00	5,000,000.00	5,000,000.00	07/17/2028	4.700	4.713	58,750.00	0.00	58,750.00
3133EPMY1	10178	1201	FAC	3,878,000.00	3,901,630.33	3,897,777.56	10/13/2027	4.750	4.338	46,051.25	-3,852.77	42,198.48
91282CHE4	10179	1201	TRC	1,025,000.00	1,011,642.57	1,013,179.26	05/31/2028	3.625	4.285	9,271.77	1,536.69	10,808.46
USBANK CUST SA	10200	1201	RRP	0.00	19,687.71	0.00			1.937	95.07	0.00	95.07
MULTIBANK SUCCE	10261	1201	RRP	18,609.34	1,500,000.00	18,609.34				0.00	0.00	0.00
95001DPF1	10262	1201	MTN	1,500,000.00	0.00	1,500,000.00	04/02/2029	4.500	4.512	16,687.50	0.00	16,687.50
38151FWQ2	10265	1201	MTN	2,700,000.00	2,700,000.00	2,700,000.00	03/30/2031	4.800	4.813	32,400.00	0.00	32,400.00
3136GCYE9	10266	1201	FAC	1,500,000.00	1,500,000.00	1,500,000.00	03/27/2031	4.200	4.212	15,750.00	0.00	15,750.00
Subtotal				31,968,348.95	31,821,063.51	31,976,305.77			4.248	340,967.86	-2,316.08	338,651.78
Fund: SA LCH												
1205	1205	1205	LA5	18,829,373.23	18,646,643.83	18,829,373.23		3.980	4.013	186,560.02	0.00	186,560.02
Subtotal				18,829,373.23	18,646,643.83	18,829,373.23			3.974	186,560.02	0.00	186,560.02
Fund: PERS												
2100	2100	2100	LA5	48,246,807.50	62,633,447.98	48,246,807.50		3.980	3.856	602,111.02	0.00	602,111.02
3133ERZ46	10169	2100	FAC	5,000,000.00	5,000,000.00	5,000,000.00	01/28/2028	4.250	4.262	53,125.00	0.00	53,125.00
91282CLH2	10170	2100	TRC	5,000,000.00	4,991,875.86	4,996,739.66	08/31/2026	3.750	4.116	46,365.49	4,863.80	51,229.29
91282CGV7	10174	2100	TRC	0.00	4,999,049.67	0.00	04/15/2026	3.750	4.257	7,211.54	950.33	8,161.87
91282CHB0	10175	2100	TRC	0.00	4,996,269.15	0.00	05/15/2026	3.625	4.277	22,030.39	3,730.85	25,761.24
91282CLS8	10176	2100	TRC	4,900,000.00	4,895,024.29	4,897,150.06	10/31/2026	4.125	4.291	50,246.00	2,125.77	52,371.77

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COMPTON - CITY TREASURER

Interest Earnings

April 1, 2026 - June 30, 2026

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Adjusted Interest Earnings

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization Accretion	Adjusted Interest Earnings
Fund: PERS												
91282CLX7	10177	2100	TRC	5,000,000.00	4,981,763.48	4,984,562.00	11/15/2027	4.125	4.365	51,410.77	2,798.52	54,209.29
MULTIBANK PERS	10196	2100	RRP	52,209.88	267,301.55	52,209.88			2.178	1,451.70	0.00	1,451.70
20825WEB2	10247	2100	NCB	250,000.00	250,000.00	250,000.00	08/07/2028	4.100	4.100	2,555.49	0.00	2,555.49
2100A	10255	2100	LA1	37,270,738.06	10,136,857.44	37,270,738.06		4.090	5.748	145,277.24	0.00	145,277.24
3136GCUM5	10267	2100	FAC	1,328,000.00	0.00	1,331,367.96	03/23/2029	4.150	4.153	11,634.75	0.00	11,634.75
3130BA6X0	10268	2100	FAC	1,000,000.00	0.00	1,001,000.00	10/06/2028	4.000	4.003	8,444.44	0.00	8,444.44
31428JEC7	10269	2100	FAC	3,000,000.00	0.00	3,003,156.58	03/23/2029	4.000	4.060	25,333.34	323.25	25,656.59
48130KWA1	10272	2100	MTN	3,500,000.00	0.00	3,500,000.00	05/15/2031	4.600	4.565	20,572.22	0.00	20,572.22
06055JRS0	10273	2100	MTN	1,625,000.00	0.00	1,625,000.00	05/22/2029	4.400	4.350	7,745.83	0.00	7,745.83
91282CMA6	10276	2100	TRC	2,450,000.00	0.00	2,444,074.42	11/30/2029	4.125	4.201	11,614.03	199.42	11,813.45
91282CLR0	10277	2100	TRC	1,200,000.00	0.00	1,200,138.22	10/31/2029	4.125	4.164	5,649.45	88.00	5,737.45
91282CKG5	10278	2100	TRC	2,496,000.00	0.00	2,509,274.96	03/31/2029	4.125	4.127	11,815.09	33.07	11,848.16
Subtotal				122,318,755.44	103,151,589.42	122,312,219.30			3.606	1,084,593.79	15,113.01	1,099,706.80
Total				346,259,572.58	314,606,096.25	346,295,633.47			3.695	3,178,019.13	12,424.95	3,190,444.08

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City of Compton
List of Transactions-Investments
April 1, 2026 - June 30, 2026

<u>Purchased</u>	<u>Matures</u>	<u>CUSIP/Account</u>	<u>Par Value</u>	<u>Coupon %</u>	<u>Issuer</u>	<u>Fund</u>
4/2/2026	4/2/2029*	95001DPF1	\$1,500,000.00	4.500%	WELLS FARGO CO	Successor Agency
4/15/2026	3/23/2029*	3136GCUM5	\$1,328,000.00	4.150%	FEDERAL NATL MTG ASSN	PERS
4/15/2026	10/6/2028*	3130BA6X0	\$1,000,000.00	4.000%	FEDERAL HOME LOAN	PERS
4/15/2026	3/23/2029*	31428JEC7	\$3,000,000.00	4.000%	FEDERAL AGRIC MTG CORP MEDIUM	PERS
4/23/2026	4/21/2031	89235MTX9	\$250,000.00	4.000%	TOYOTA FINL SVGS	Measure P
4/23/2026	4/23/2029*	02007QBU4	\$250,000.00	4.100%	ALLY BANK SANDY	Measure P
5/15/2026	5/15/2031*	48130KWA1	\$3,500,000.00	4.600%	JP MORGAN CHASE BANK NA	PERS
5/22/2026	5/22/2029*	06055JRS0	\$1,625,000.00	4.400%	BANK OF AMERICA	PERS
5/20/2026	11/30/2029	91282CMA6	\$2,450,000.00	4.125%	US TREASURY	PERS
5/20/2026	10/31/2029	912182CLR0	\$1,200,000.00	4.125%	US TREASURY	PERS
5/20/2026	3/31/2029	91282CKG5	\$2,496,000.00	4.125%	US TREASURY	PERS
5/20/2026	11/15/2027	91282CLX7	\$1,248,000.00	4.125%	US TREASURY	Measure P
5/20/2026	7/31/2028	91282CHQ7	\$2,300,000.00	4.125%	US TREASURY	Measure P

<u>Matured</u>	<u>CUSIP/Account</u>	<u>Par Value</u>	<u>Coupon %</u>	<u>Issuer</u>	<u>Fund</u>
4/15/2026	91282CGV7	\$5,000,000.00	3.750%	US TREASURY	PERS
5/15/2026	91282CHB0	\$5,000,000.00	3.625%	US TREASURY	PERS
6/18/2026	82869AMB8	\$250,000.00	4.200%	SIMMONS #3890	Measure P
6/23/2026	06405VJM2	\$250,000.00	4.300%	BANK OF NEW YORK #639	Measure P
6/25/2026	60700PXQ9	\$250,000.00	4.100%	MIZUHO #21843	Measure P

* investment is callable; can be called before maturity

September 23, 2025

The Compton City Council meeting was called to order at 4:39pm by Mayor Emma Sharif in the Dollarhide Community Center. The Moment of Silence and Pledge of Allegiance Ceremonies were also led by Mayor Emma Sharif.

ROLL CALL

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

Council Members Absent: D. Duhart, A. Spicer

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

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

Kareemah Bradford read section 601 and section 706. She stated the section regarding legal affairs gives the City Council the ability to hire additional counsel. During her thirty years tenure with the City of Compton whether it was a thousand or five hundred dollars the City Manager has never been able to authorize legal outside of coming to the Council with the City Attorney and putting it on the agenda because the Council are the only ones that can hire additional legal staff even if it's to assist the City Attorney or anybody else in the city. She wants to make sure no legal staff have been contracted that has not been brought before the public pursuant to the Charter.

City Manager Hopkins indicated that what was stated is absolutely incorrect. There has been nothing that has violated the Charter.

On Motion by Bowers, seconded by Darden, the meeting was recessed to Closed Session at 4:45pm by the following vote on roll call:

AYES: Councilmembers – Bowers, Darden, Mayor E. Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – Duhart, Spicer

On Motion by Darden, seconded by Bowers, the meeting was reconvened from Closed Session at 5:55pm by the following vote on roll call:

AYES: Councilmembers – Bowers, Darden, Mayor E. Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – Duhart, Spicer

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION - Pursuant to Government Code Sections 54954.5 and 54956.9(d)(1)
Robert Quintero vs. City of Compton, et al
Case No. 22STCV12731

REPORT OUT OF CLOSED SESSION

NOTHING TO REPORT OUT

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Kareemah Bradford read the sections again indicating that she doesn't want to be attacked or retaliated against if she brings things to their attention. She's not personalizing anything she's coming there to read the rules it is their job to interpret the Charter. There's one body in the city, she has been trained for over thirty years with the city, and they are responsible for enforcing the Charter. If they have questions about it, she has always been advised that it was the City Attorney's job or whatever outside counsel the Council authorized the City Attorney or City Manager to hire. That was her experience, no one can tell her that her experience wasn't what it was. There's a lot of division in the city. She and City Attorney Perrodin have had problems in the past, but he is the elected City Attorney he should be performing his job. The Charter states he can have a deputy that he chooses. Whatever the issues are they need leadership to bring them together. Whenever

she refers to staff she is referring to their staff. There are two staff members that are ultimately responsible for what goes on the agenda and reviewing it.

Rodney Lister has been looking at how things have been going from an administrative standpoint. How would it be possible for a committee regarding the City Charter to be put back together again. A lot of residents have questions and concerns regarding the administration as far as who handles what, who's responsible for this and that, term limits and making Council fulltime employees. He doesn't know why he can't get Wilmington cleaned up by the street sweeper. He's been requesting assistance for eight months.

Ken Myers thanked the City Manager for some of the things he's doing. He informed him that things are being torn up as soon as he fixes them. He looked at Long Beach and Artesia and the street was spotless. Now there are rubber tire marks, tiles are torn up and he doesn't know how they would stop that. He would appreciate it if they could put some lights where the Compton sign is, clean up the area as well as clean up and put some lights by the bus station area. Is there a plan in place for the Olympics and World Cup? If so, please share it with them. Allow people to speak freely and have their say. If someone says a curse word don't stop them, they are all grown however if they get disrespectful stop them. He asked if they could provide some answers sometimes. There is a lot of division in the world right now, Compton could do some great things if they put it together. They can make money during the Olympics. If there is a committee, please have them put together something soon because time is running out.

Abril Villanueva from district two thanked City Clerk Zurita for coming to them after the meeting and having a heart-to-heart discussion with them about the article that came out from Two Urban Girls. She was extremely touched by City Clerk Zurita and Fidel. Last week it was really nice because for the first time she saw a lot of unity in the room. Some of them are losing and their health is affected by the World Recycling Plant. She asked if they could accommodate some of the AQMD Funds for Air Purifiers for people in the community. She asked if they could appropriate some of the money from Measure A for trees for Cesar Chavez Park. Hopefully it could mitigate the damage to their health by adding more trees and more greenery to Cesar Chavez and Pine Street where the hurtful plant is located. She needed clarification as to whether the Audit Committee Meeting was scheduled for tomorrow.

Councilmember Darden announced that the Audit Committee Meeting has be postponed for tomorrow.

Barbara Calhoun noted that on September 2, 2025, they had an item on the agenda regarding a lease agreement with Fathers and Mothers Who Care for the lease. It was voted on, the vote was taken back, and it was pulled. They said it would be coming back the following week because it was an issue about having a six-year lease agreement. She requested an update and asked when it would come back. As for the organization, the biggest reason the young lady wants to move is because the owner of the property is raising the rent and she likes to use her budget for the community. Staying there would take money from her budget, which is what she doesn't want to do. She drove by the property she wanted to lease, and it is horrible. When Shay Hamilton had the building, it was kept up, she could see the shrubbery and dirt. It is in awful condition, hopefully they will put it back on the agenda and grant her a two-year lease. At least seventy-five percent of the community benefits from her organization. She would hate to see Compton lose the non-profit and the money goes with them to another city rather than them finding a place in Compton. Everyone can agree to disagree, but she has to agree with Ms. Bradford regarding the City Attorney who was elected. Whether you agree or disagree he is still an elected official. Whether they like what he does, whether he likes what they do he is still an elected official until his time is up next year.

Mayor Sharif asked City Manager Hopkins if he could provide an update later regarding the issue Ms. Calhoun discussed concerning Mothers and Fathers Who Care.

Tanya Lewis from district one stated she heard the Mayor ask the City Manager for an update, however the city needs an update. The gentleman asked if they had committees, yes, they do but they don't know who the people are. They have an Olympic Committee and a Beautification Committee, but no one seems to know who they are so maybe they need to come and give them a presentation so they can see faces and what they are doing for the city as well as what they are going to do for the Olympics. Ms. Darden did a presentation with monuments a year or so ago.

“Have you chosen what you want to put in the city?” They say they are going to do something, but they don’t see anything. They need presentations about who’s on the committees and how they are going to clean up the city. What are they going to do for the Olympics to bring people to Compton so they can spend money?

Councilmember Darden stated she believe she was referring to the Power Point Presentation that she did on December 20, 2023. She was asking that they put up Compton Municipal banners to keep Compton clean. She showed pictures of the Welcome to Compton sign. She has been working on it she cannot physically do it. The City Manager is working on it, he is rebranding the city and asking for community input. She is definitely working on anything she says and asks regarding the city because she wants the city to be beautiful, clean and friendly.

Ms. Lewis stated they get together and talk but the city doesn't know what’s going on because they keep it amongst themselves. They need updates which they should give before they close out the meetings on Tuesdays. She stated that was 2023, they are in 2025 and haven’t heard anything. Give them some respect and let them know exactly what they are doing. She’s not saying every week or every month, however they should be updated at least every six months.

Mayor Sharif noted they have taken applications for the Olympic Committee. The applications are in. They want to have a workshop in order to explain and go over a lot of information. The workshop is coming up in the early part of October. They have not appointed anyone at this time.

Fidel Marquez from district one asked who was going to prosecute violations from the City Charter. They are paying too much money for attorneys for the Charter to be violated week after week therefore they need some answers. He has a better suggestion on World Oil since he and his family were affected immensely. “Abril spoke about air purifiers, however, with the money that Lillie Darden and Emma Shariff received why don’t they buy them and distribute them to the people in the immediate area.” That’s a better suggestion and it would bring transparency to the residents. They have no healthy choices in the city whatsoever, not a market, the air is bad, yet they are sitting there giving a letter of recommendation to a company that is poisoning the city. He read through item #3 and it’s going to benefit the residents and taxpayers. Who is not for the item because he understands it is getting pulled tonight. Who is holding the city hostage? Whenever there’s something on the agenda that benefits the residents, it’s pulled for some reason. There is an issue with many cities but one surfaced last week, which was West Covina. The Mayor and City Council of West Covina were called out on supporting nonprofits and receiving kickbacks. The Councilmember hired a private investigation approved by the city to investigate the Councilmembers involved. That’s happening here in Compton. Wasn’t there an employee who received a grant and split the money with another employee and a Councilmember, and they are brushing it under the rug. They need to bring it to light. He’s happy the District Attorney is coming on Thursday because he will bring that to his attention. They need the Public Integrity Department back as well as the Sheriff Department to start prosecuting the corrupt Councilmembers. They are supposed to be public servants.

Vanessa Cain stated Compton used to be a very clean city, the air was clean, one of the cleanest cities in the country. She knows that with most cities usually when they change even though in unification the wealth goes with whoever was there first and she knows they take everything even the light bulbs, but they can still keep the city clean. She’s not just referring to surface cleaning; she’s talking about the air and the water they drink because all of it is important. They saw what happened in Flint, Michigan. The contamination that World Oil is doing is contaminating the water and soil, which is important. Living in that kind of space, many times people do not have the money to move to better communities that have cleaner air, but they have to advocate for that. They are local officials; they are more important than presidents to them because they can touch them. They have a direct effect on their lives, and they need to do better. “Emma you have sat here you had eight years on the council now you’re the Mayor. I don’t know what makes you think that you’re going to get back in that seat.” She’s advised everyone that if they are not registered to vote please register because there are going to be more people running for office than they see. She’s not the only one that’s going to be running for office. She hopes that people will get out and vote. The same with Councilmembers, “we have two here that are missing that are not worth two dead flies they need to stay dead and those that are sitting up there your time is coming too.” the citizens of Compton have to get out and vote their voices need to be heard.

Lynne Boone noted she received an answer back from the City Attorney, but she was going to pursue it more. This is the City of Compton, which is a Charter city. There is absolutely nothing in the Charter that states the City Manager runs the city, however with this administration and City Manager that's the way it is now, it's sad and it has to be changed. "People you have to vote for someone else." The City Manager runs the finances, gives employees raises, hires people, fires people whatever but nothing for the city is being done. It is their employees not the citizens they had nothing to do with appointing the City Manager. He is supposed to report to them but for some reason it's changed and they report to him. When they ask a question the City Manager answers. "What do you guys know? Nothing" As far as the legal representation for City Attorney it's Eric Perrodin. It's not the City Manager hiring all of the outside firms they are paying extra for. The Charter has been changed illegally. When they go on the website and look under the City Attorney it states that the City Attorney is appointed by them, however that's not what's happening now. Even if it was amended there should be a date. The City Manager should not touch the Charter, but she knows he reaches out to everyone there because if so, the City Clerk should be ashamed of herself. From one dollar to six dollars and fifty cents. Nothing was said to the people and there was no public hearing regarding an increase. As far as the parking issue is concerned there was no public hearing on that because they do not want to listen to the people.

Kinsey Jones thanked the City Manager for lights and re-paving Caldwell Street. He thanked Councilmember Darden for putting the fence back together. Thanks for the blocks for slowing people down from tearing up the streets. Thanks for putting the lights on Long Beach Blvd. He sees a difference and he's proud of it. The City Manager came to a place that was already messed up. In order for someone to do something he needs help but he's doing the best he can. He can't clean up what's been damaged. He can't replace the money that has been gone. When it comes to the Olympics what do they have in Compton other than fast food? What grocery store do they have for them to go shopping. What does Compton have for the Olympics to come here? Businesses are leaving but fast food is out of control. What's the purpose of fast food? The definition is it's fast, they cook it fast and they don't care how it's prepared. They don't have a restaurant or sports bar. How can they make the city better for the Olympics?

Ms. Virgil stated she doesn't normally attend the meetings, however she was hoping to see Councilmember Duhart because she had been calling speaking with her liaison for quite some time. She is not doing anything she promised to do in district one. The crime has picked up, they have murders on the cul-de-sac now, they have gang members hanging out all times of the evening, they have homeless encampments taking over building campfires and could possibly set their homes on fire. She has not done anything, and she will not have her vote. She hasn't been to the meetings in years, but she sees the same faces are recycled again and she's wondering why because she did not vote for any of them and that's upsetting to her. She's a middle-class homeowner; she makes descent money and she's tired of being overwhelmed by everything Compton does not do. She is not proud of the city, she thought they were going to do better but they are not. When she asks questions, the staff has attitudes. All of them up there are Black and it's horrible.

Deputy McIntosh announced that on October 7, 2025, they are having another Coffee With a Cop at Starbucks located at 1929 Artesia Blvd. from 9am to 11am. Everyone is welcome to come out and talk with their new Captain along with some of their deputies. In October they will start having meetings for the Santa Sleigh Ride coming up in December. If they are a Block Club or looking to become a Block Club, they can reach out to him at 310-605-6578 to sign up and include themselves on the list. The Shot Spotter has been a valuable resource for them. He gave a report regarding an incident near Tucker Park where the Shot Spotter helped them take two guys into custody. He will continue to provide them with updates.

CONSENT AGENDA

On Motion by Darden, seconded by Bowers the Consent Agenda was approved by the following vote on roll call:

AYES: Councilmembers – Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Duhart, Spicer

CITY FIRE DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KJ CONSULTANTS TO PROVIDE FIRE PROTECTION ENGINEERING SERVICES FOR THE COMPTON FIRE DEPARTMENT (\$165,000.00) (**Resolution #26,304**)

CITY MANAGER

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER TO VANTAGGIO TO DESIGN AND BUILD THE COMPTON CONNECT CIVIC INNOVATION INITIATIVE – CITYVAULT, CITYBOX, AND CITYTRACK (**TABLED**)

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- On September 18, 2026, she attended the free UCLA Anderson Forecast Event that offered them economic overview of government leaders, insight on important trends such as housing, inflation and general guide on budgeting, fiscal planning and policy priority. She thanked the City Manager for highlighting the opportunity and making them aware of it. It was a very informative workshop.
- On September 20, 2026, she attended numerous special community outreach events including the 22nd Annual Veterans Stand Down, Townhall Meeting for district four at Kelly Park. She thanked all the department presenters and agencies. L.A. Sheriff's Department new Captain Mr. Victor Pueblo, Republic Services was also there presenting information, Public Works Maintenance Division, Grants and Recreation Departments, special thanks to the City Manager. The National Council of Negro Women 2025 Fashion Show and Luncheon held at Dollarhide. The event raises money to give scholarships to High School students.
- She extended her heartfelt congratulations to Leslie Sykes who announced her retirement as a morning anchor on ABC Channel 7 Newscast. Leslie is a proud daughter of Compton who began her broadcasting journey in Hattiesburg, Mississippi after graduating from Spellman College in Georgia. Born in San Diego, she grew up in the City of Compton where her roots and community ties remain strong. She will continue with ABC for the next month as she prepares for her new chapter.
- She closed in memory of Ms. Deborah Warren McCluster whose service was held yesterday. Deborah is the sister of Alma Pleasant, owner of Alma's Place Restaurant and a member of the Compton Unified School Board.
- Happy Birthday to Ms. Willie Mae Griffin, a long-time resident her birthday is Thursday.
- Annette Sanford's birthday is coming up she is a former employee of the city. Ms. Vera Tows will celebrate her birthday, and the wonderful Mae Thomas will be celebrating her birthday on the 29th she is a former School Board Member.
- Happy Anniversary to Councilmember Deitre Duhart and Hartsel Duhart congratulations.
- She asked the City Manager to share the information where the homeless encampments were removed.
- **City Manager Hopkins** reported they had a series of encampments along the Long Beach Blvd. Corridor, Long Beach and Myrrh and a couple on Long Beach and Shiner. They

abated both sites today and they are continuing to abate as they receive reports of encampments that are encumbering passage along the sidewalks and other areas.

- **Mayor Sharif** noted a resident spoke about a homeless encampment in district one. She asked City Manager Hopkins to take a look at said encampment.
- **City Manager Hopkins** advised he would take a look.

Councilmember Bowers offered the following communications/announcements:

- This past weekend he had the pleasure of co-sponsoring the Prostate Cancer Walk/Run. He extended his sincere appreciation to his co-sponsor Mr. Alonso Williams and the Compton Entertainment Chamber of Commerce as well as every volunteer, participant and supporter who contributed to the vital initiative. Their collective presence significantly enhanced a message of awareness and prevention. He takes great pride in the unity demonstrated by the community.
- He encouraged residents to join them for the Permit Parking Townhall on September 27, 2025, beginning at 10am at the Dollarhide Community Center. They will be discussing the Pilot Park Program which will be rolling out in the third district. He will ultimately provide valuable information for residents across the entire city. This is an opportunity to learn, ask questions, prepare for change that will improve neighborhood safety and access.
- Looking ahead he invited everyone to participate in the 14th Annual Compton Walk for A Cure on October 4, 2025, from 7am to 11am at Centennial High School, hosted by Compton Unified School Board Member Satra Zurita. This free community event is dedicated to raising awareness about the early detection of Breast Cancer. On site registration begins at 7:45am with the walk starting at 8:30am.
- They are in the process of scheduling the follow-up to their Senior Round Table for October. Once the date is finalized, they will inform the public. The session will focus on updated action items and provide accountability for the concerns seniors raised during the July meeting. Their progress depends on working side by side ensuring that every voice is heard and every district is supported. This is the foundation of true community unity.
- As far as the Charter is concerned, it can be printed off of the website.
- He asked the City Manager to give an update on the market coming to Compton.
- **City Manager Hopkins** reported that Vallarta is a grocery store that will be coming to the intersection of Long Beach and Alondra in the old 99 Cent Store building. They had the opportunity to tour their new facility on Crenshaw, which is a remarkable facility. They are looking to duplicate said facility but with a Compton flare. The project is in its early stages, but they are taking the majority of the strip mall. They will be employing a significant number of people, and their primary focus is Compton residents.
- **Councilmember Bowers** stated they toured the market and it is beautiful, a game changer for the city.
- They approved \$20 million dollars for street repairs, and the project is underway.
- Deputy McIntosh mentioned the Shot Spotter they funded. Since they put those up the deputies have retrieved many weapons and have made several arrests, therefore they are very effective.
- “Thank you have a great evening.

Mayor Sharif offered the following communications/announcements:

- She advised Councilmember Bowers that she appreciated him asking about the upcoming grocery store. It's going to change the atmosphere on that corner. She thanked staff for their due diligence.
- HOPICS has officially opened the Compton Access Center on the corner of Compton Blvd. and Bradfield. If you know of anyone who needs services refer them to the site regarding anything they may need. The new resource is dedicated to helping singles and families. Services include shelter, interim housing, safe parking, mental health services, legal aid, childcare services, resources and much more. The center is open from Monday through Friday from 8am to 4:30pm and located at 1730 E. Compton Blvd. For additional information contact them at 323-432-3712. Flyers are also in the lobby.
- On September 18, 2025, she attended the Southern California Lunch and Learn hosted by UCLA Anderson Forecast. One of the things she learned was how the State Controller spends the money and the Treasurer invests the money.
- On September 19, 2025, she had the honor of joining the SEIU 2015 to advocate for the support of Prop 50 alongside fellow elected officials. She toured multi-lingual phone banks which was inspiring. She's working on getting someone to the city and educating them on Prop 50.
- She reminded everyone that Election Day is November 4, 2025.
- On September 20, 2025, she co-hosted Water Education for Latino Leaders alongside Assemblyman Mike Gipson. They emphasized the importance of ensuring minority communities have equal access to clean water.
- On September 20, 2025, she proudly celebrated the Grand Opening of Nelly's Boutique on Wilmington and Rosecrans, a Black owned business. She later attended the Veteran's Stand Down, an event that provides critical resources and support to Veterans in the community.
- She closed the event with the National Council of Negro Women 2025 Fashion Show which was truly amazing to see the children participate. The fundraiser supported scholarships for students across the Compton Unified School District. She thanked everyone for attending and contributing to such a beautiful cause.
- On September 25, 2025, from 6pm to 7:30pm at Dollarhide Community Center in collaboration with the Compton NAACP they will host a Townhall Meeting with the Los Angeles District Attorney Nathan Hotchman to mark the first time an elected District Attorney has held a Townhall Meeting in Compton. They look forward to the important community dialogue.
- She asked City Clerk Zurita if it would be videotaped.

City Clerk Zuria advised if she have the opportunity to have it recorded it definitely should be on the YouTube page.

Mayor Sharif stated her understanding was they had asked that it be recorded.

- On October 4, 2025, from 12noon to 4pm at the MLK Monument her office will host a Hispanic Heritage Month Celebration. An afternoon filled with art, music, culture and community. If you are interested in being a vendor, showcasing your talent or entering the Salsa Contest please contact her liaison at 310-605-5662.
- She asked City Clerk Zurita if they could move the Olympic Committee forward due to the fact it is a new committee and they would like to get people appointed.
- **City Clerk Zurita** informed Mayor Sharif that she might want to announce the L.A. County Tax Assessor.

- Mayor Sharif announced the L.A. County Tax Assessor is coming to Compton on September 29, 2025, from 4:30 to 5:30pm for a Public Workshop at Dollarhide Community Center.
- “Thank you for your continued dedication to the City of Compton. Let’s keep uplifting each other, staying engaged and working together toward a stronger community. Wishing you all a safe and peaceful evening.”

ADJOURNMENT

On motion by Bowers, seconded by Darden, the meeting was adjourned at 6:57pm by the following vote on roll call:

AYES: Councilmembers – Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Duhart, Spicer

SATRA D. ZURITA
CITY CLERK CITY OF COMPTON

EMMA SHARIF
MAYOR CITY OF COMPTON

October 7, 2025

The Compton City Council meeting was called to order at 4:32pm by Mayor Emma Sharif in the Dollarhide Community Center. The Moment of Silence and Pledge of Allegiance Ceremonies 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, W. Hopkins, Jr.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

NONE

On Motion by Spicer, seconded by Duhart, the meeting was recessed to Closed Session at 4:35pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Mayor E. Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – Darden

On Motion by Duhart, seconded by Darden, the meeting was reconvened from Closed Session at 6:09pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – None

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9(d)(2)
Significant exposure to litigation against the City in one (1) potential case
2. Public Employee Performance Evaluation / Discipline / Dismissal / Release
Pursuant to Government Code Section 54957(b)(1)
Title: City Manager

REPORT OUT OF CLOSED SESSION

NO REPORTABLE ACTION

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Brent Rivas, Administrative Assistant with the Recreation Department, shared details about Compton's 70th Annual Christmas Parade. They invited the public to join them on December 13, 2025, at 11am to celebrate the milestone event honoring the tradition, joy and magic that has illuminated the streets for generations. The parade will begin at the corner of Compton Blvd. and Bullis Rd. travelling west on Compton Blvd. and concluding at Alameda St. Flyers with more information including details on how to participate in the parade and volunteer opportunities are available at the Dollarhide Community Center and City Hall. For questions, please contact the Recreation Department at 310-605-5688.

Gabe Holbert with Home Run Financing, a property assessing clean energy pace administrator was there to help property owners finance energy efficiency, water conservation and resiliency home improvements through their property taxes. They have been voluntarily operating in over 340 California communities including LA, Long Beach, Paramount, Gardena and others. California homeowners continue facing rising energy cost, higher temperature drought, wildfires, making efficient resilient home improvements more important than ever despite things being out of reach for many homeowners because of them being unaffordable and lack of access to

affordable financing options for them. PACE is a public policy that helps address it by offering fixed rates, no upfront cost financing, repaid through voluntary property tax assessments at no cost to taxpayers. Compton residents previously had access to PACE through the Golden State Finance Authority's White Green Energy Program; however White Green left the market in 2022, Compton residents no longer have the option. Compton can restore access for its residents. They welcome the opportunity to help Compton bring the affordable financing options back to local residents.

Marjorie Shipp from district 3 thanked Councilmember Bowers for his efforts in controlling the meeting on the permit parking. He and Code Enforcement did a wonderful job keeping the people calm. All the complaints were from people that broke all of the codes. She hopes they stick to what they said they were going to do, such as not changing the date because they want more time. More time would not help at all. She has concerns about twenty-four-hour Code Enforcement. She's hoping they will put people in place that would really enforce the codes because it's not happening right now. The kids can't ride bikes or do anything on the street because of the excess of cars. It's congested and a safety hazard in her opinion therefore she hopes they stick to what they said they would do and start issuing citations in January. 114 E. Alondra is in terrible condition again. The weeds are as tall as the second-floor apartments and that is also a safety hazard in her opinion. When they get permission to access the property and clean it once do they have to have permission to do it again?

Abril Villanueva from district two asked when the Audit Committee was going to have a meeting. They have made progress with the water and sewer however it seems to be some gaps with Human Resources. People come to the meetings and never return therefore she's hoping the City Manager and City Controller could provide updates for clarity on who works there and who does not work there. Where are they with recommendations that were made because the dates have expired. City Clerk Zurita has done a lot of work in the Clerk's office, however the minutes for committees are not up to date. They hope for transparency and accountability to understand how they make decisions.

Vance Scott, with the Coalition for Responsible Community Development stated he has been there for three years before them advising them that he is in need of something, however today he advised him that their property at 1434 W. Compton Blvd. has begun construction. They had a very tough closing but thanks to the City Manager, his staff, City Attorney and the housing team they were able to get through it. They will have a groundbreaking on November 6th from 9-11am. They will get more details by email tomorrow. He thanked them for getting them to this point; they look forward to the Grand Opening in approximately two years.

Gilda Acosta, born and raised in the City of Compton, stated three months ago when ICE hit Paramount and traveled into Compton it was a mess. Two days later Karen Bass had a press conference on channel 7. Every Mayor and every Councilmember was at the meeting except for Compton. She was very upset that Compton did not show up being that 70% of Latinos reside in Compton. "I know Mayor, you told me that you had a previous obligation. I hope your Ribbon Cutting or Grand Opening was more important than showing your support for the 70% of Latinos that live in this city. "Legally or illegally, they pay taxes. It definitely gave her a bad taste in her mouth because as she understands the Mayor has a liaison that is Latina, why couldn't she send her? She was told they couldn't do much because they are federally funded and so are the other cities. It would have meant a lot to her to see an African American Representative from the Council being there at the press conference. It lets her know how all of them feel about her race and she will never vote for any of them.

Mayor Sharif informed Ms. Acosta that she had been working with everyone regarding the issues with immigration in Compton. She has been working with Candace. They have been distributing information to the community regarding knowing their rights so that they would know how to conduct themselves when encountering ICE. They were also giving food to the citizens that were afraid to leave their homes. Because she was unable to attend, it does not mean she was not working on behalf of the city when it came to ICE.

Tanya Lewis from district one stated they have a developer that comes in from time to time and inform them of what's going on. She wanted to know what's happening on 134th Street. When was the permit pulled and where is the developer to tell them what's going on with the land? She's a resident and she would like to know everything that goes on in her neighborhood from Wilmington to Rosecrans to Central and El Segundo she wants to know what's going on. They put stuff there

and do not let them know however they pay their taxes. “Do you know anything about the land on 134th Street? What will be put there? Do you know yes, or no or was it done before you, did Aja Brown sign something to some developer for free because you like to give free stuff out. I want to know what’s going to be there. City Manager, do you know what’s going to be there? Is it going to be a parking lot? I’d like to know before the evening is over so I can tell the residents in my neighborhood where I live that we are trying to keep things clean and decent as you say each night you close when you claim Compton is a clean city.”

Mayor Sharif advised Ms. Lewis that they would provide the information for her.

Councilmember Duhart stated she does not know who the developer is however she believes it’s private property, they are building homes there and “City Manager if Mr. Flournoy or someone could address it at next week’s Council Meeting and inform everyone because I do not know all of the information.”

Barbara Calhoun last week someone stated that the fee for the Charter was \$6.50 therefore she stopped by the City Clerk’s Office to purchase the Charter however the door was locked and there was no one in the City Clerk’s Office. She knows that in the Charter under 700 section E it talks about his or her full-time hours, they work from 7am to 6pm and the office should be open. She thought they may be closed because the ladies and gentlemen now have the meetings at Dollarhide, however that should not affect the business of the city. The office should be open to conduct city business. She doesn’t know if there was a resolution or ordinance indicating the office would be closed while they were at Dollarhide. Unless the City Council did an ordinance raising the fees. If the price of the Charter is \$6.50 the City Clerk doesn’t have to come before them to raise the price. What are the hours of operation for the City Clerk? Does it close at 4pm on Tuesday so they know not to come at that time.

Fidel Marquez from district one “Emma who’s controlling this meeting? Ok so why is this gentleman still sitting here? That was disrespectful Emma I don’t care if the lady was addressing you, it was disrespectful she’s an elder and she’s being told to shut up that’s disrespectful but it doesn’t come across me from this gentleman because I don’t expect anything to come out of his mouth other than what he said.” “City Manager they are building some houses on 134th Street. It took me twenty years to get our streets fixed. Finally, it’s fixed and you got these heavy trucks and machinery coming down our street and it’s going to tear the street up again.” They are spending a lot of money on attorney fees. Can they get an estimated cost for taxpayers could know what amount they have paid to date for legal fees. They don’t want to be the next City of LA going bankrupt paying attorney fees. The \$600,000 for gas, “Two years ago Mr. Bowers did you ask for a log? You wanted an employee log to have accountability to audit. I didn’t see it in the agenda packet could we get that because we are spending a lot of money on gas.” They need to get control of the spending on gas.

Lynne Boone piggybacked from what Ms. Calhoun indicating that in order to close the office it would have to be an amendment to the Charter since the Charter states the office should be open during city business hours. If an ordinance or resolution had passed it had to come before the Council to a duly held meeting. “The City Manager is back writing his crazy letters again showing how distressed, rude and everything else he is but this time he had the nerves to put my name in his letter which I am very upset about. I don’t want the City Manager to use my name in anything. It’s well known I don’t care for this City Manager and I don’t trust him. We as a people still have not received our \$300,000 from the waste company as of yet. It is odd to me that the money is missing and none of you know anything about it, but you guys don’t know about anything.” When reviewing the agenda every item is to give the City Manager the right to do whatever he wants to do including finances, land, employees, whatever, even giving raises and they do nothing. They all sit there looking for leadership when they are supposed to be leaders. One thing the City Manager quoted in his outrageous letter was “if you are an employee, you would be placed on administrative leave pending investigation and all your access to any city building would be removed. How stupid I don’t think the City Attorney is a city employee however all he stated in the letter is what he has done to the City Attorney, an elected official.” She wished they would stop for one minute because she’s sure they did not read the letter however the need to stop and think “what if that was you?” What if their status had been jeopardized by an outsider they brought in, how would they feel?

Vanessa Cain, “how do we feel? We didn’t feel good when Eric was appointed at all. That’s not who we wanted but you appointed him now, you’re stuck and I know why because he has something on Darden, Emma, Spicer, Duhart and yall don’t want to vote him out. You could have gotten rid of him. The city has been asking you to get rid of him but since you so bogged down in his mess and he have something over your heads, your cowardly asses won’t get rid of him.” The only person he probably doesn’t have anything on was Mr. Bowers who’s probably asked that they vote to get him out, but they haven’t done that. “It makes you look even more like crooks it’s ridiculous they should really think about what the citizens want. They want him gone; vote to remove him, he was gone long enough. You’re the leaders remove him. They need to get rid of all of the attorneys, including the City Attorney, and get a firm there that can run some things and do it right. They already know Spicer and Duhart should not be sitting there. A lot of things went wrong, and they need to be corrected. It’s simple to correct them but they are too cowardly to vote on one thing and that’s getting rid of the City Attorney because he’s not doing anything. They are just paying money for nothing. Ms. Cain had some choice words for the Council; Mayor Sharif tried to intervene due to the language, however Ms. Cain continued telling the audience that all of the people supporting Mayor Sharif were a bunch of fools. She told Mayor Sharif to do her job and stay out of Inglewood.

Craig Henry “have you guys not learned divide and conquer, yall best friends I thought.” He apologized to Ms. Acosta for telling her to shut up however the meeting she was referring to was open to the public because he was there. When they throw a rock into a glasshouse expect results. He’s a citizen of the great City of Compton, he doesn’t care what people say or think mainly because he hasn’t been there in six months and they are saying the same thing. It’s just attack after attack which is why he stopped coming and started watching on television. The city is cleaner than it has been in years, City Hall is operating better than it has in years however “Emma I’m going to say this to you, the same thing they saying to you they said to Doris Davis, Aja Brown and they saying it to you now so that should be like water on a damn ducks feather shake it off and keep pushing.” Mayor Sharif has a city to run, and the City Manager is doing a great job running the city. “The City Clerk’s Office I don’t know what the outcome of Barbara was today, every time I’ve been there, I’ve been treated with professionalism and I did not have to wait on anything so what we’re looking at is one incident you’ve taken out of context, stop focusing on the negative in the City of Compton and look at what’s positive going on in the city.” You voted in you had a voice; you still have a voice you can vote them out. The titles each of them holds comes with a certain level of respect from citizens.

CONSENT AGENDA

On Motion by Duhart, seconded by Spicer the Consent Agenda was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

CITY MANAGER

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK FOR USE OF CERTAIN CITY-OWNED FACILITY SPACES AS VOTING LOCATIONS FOR THE NOVEMBER 4, 2025, STATEWIDE SPECIAL ELECTION **(Resolution #26,305)**

(WITH CORRECTION TO USE WILSON PARK INSTEAD OF DOLLARHIDE CENTER DUE TO COUNCIL MEETINGS BEING HELD AT DOLLARHIDE)

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK FOR THE INSTALLATION AND USE OF A VOTE CENTER DROP BOX AT GONZALES PARK **(Resolution #26,306)**

(WITH CORRECTION TO REMOVE LEUDER’S PARK FROM ATTACHMENT B.
RENEWING WITH BOX AT GONZALEZ ONLY)

PUBLIC WORKS DEPARTMENT

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR FOUNTAINHEAD CONSULTING CORPORATION FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE ANNUAL RESIDENTIAL STREET REHABILITATION PROJECT, CIP NO. 18-01, PHASE 2C (\$474,728) (**Resolution #26,307**)
6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE CONSTRUCTION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE VIII AS COMPLETE, DIRECT STAFF TO FILE THE NOTICE OF COMPLETION WITH THE LOS ANGELES COUNTY RECORDER’S OFFICE AND AUTHORIZE THE RELEASE OF THE CONTRACTOR’S RETENTION (\$118,500.55) (**Resolution #26,308**)

REGULAR AGENDA

CITY MANAGER’S REPORT

7. REQUEST TO AUTHORIZE TRAVEL FOR ELECTED OFFICIALS - LEAGUE OF CALIFORNIA CITIES 2025 ANNUAL CONFERENCE AND EXPO - LONG BEACH, CA - OCTOBER 8, 2025 - OCTOBER 10, 2025

(SPICER, BOWERS, SHARIF TO ATTEND; DUHART AND DARDEN NOT ATTENDING)

On Motion by Spicer, seconded by Duhart Request to Authorize Travel for Elected Officials, was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

NEW BUSINESS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE FISCAL YEAR 2025–2026 BUDGET FOR THE RECREATION DEPARTMENT IN THE AMOUNT OF \$10,000 FOR KELLY PARK IMPROVEMENTS, EQUIPMENT, AND SUPPLIES

On Motion by Duhart, seconded by Darden **Resolution #26,309** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE FISCAL YEAR 2025–2026 BUDGET FOR THE RECREATION DEPARTMENT IN THE AMOUNT OF \$10,000 FOR KELLY PARK IMPROVEMENTS, EQUIPMENT, AND SUPPLIES**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH PURCHASE ORDERS WITH ONE OR MORE VENDORS (JANKOVICH COMPANY, DION AND SONS, INC. AND WOOD OIL COMPANY) FOR THE PURCHASE OF GASOLINE FOR THE CITY’S FLEET IN AN AMOUNT NOT TO EXCEED SIX HUNDRED THOUSAND DOLLARS (\$600,000)

Councilmember Bowers advised City Manager Hopkins that he requested a breakdown of how much fuel they were using, however he has not received the tabulation to date.

City Manager Hopkins stated they had a transition of leadership in the organization they will get the information to them hopefully by the end of the week.

Councilmember Darden asked if it included all of the departments.

City Manager Hopkins advised it did not include the Fire Department.

On Motion by Darden, seconded by Duhart **Resolution #26,310** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH PURCHASE ORDERS WITH ONE OR MORE VENDORS (JANKOVICH COMPANY, DION AND SONS, INC. AND WOOD OIL COMPANY) FOR THE PURCHASE OF GASOLINE FOR THE CITY'S FLEET IN AN AMOUNT NOT TO EXCEED SIX HUNDRED THOUSAND DOLLARS (\$600,000)**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – None

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (WRD) FOR GROUNDWATER PRODUCTION ASSESSMENT FEES FOR FISCAL YEAR 2025-2026 IN THE AMOUNT OF TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000)

Councilmember Bowers asked if someone from the Water Department could elaborate on the item.

David Bennett, Operations Supervisor, stated the item was a routine item they pay for every year. They were assessment fees from WRD which is their resource system. They allot a certain amount of pumping rights that they utilize every year. Normally they would pay for additional pumping rights to meet the city’s demand for water. Within WRD there are emergency connections. Whenever there are contaminants in the system, low pressure, an earthquake where the resources are depleted, they have emergency connections.

Councilmember Bowers asked with Ground Water Productions in this case does the process deal with the forever chemicals, are they a part of it?

Mr. Bennet responded no that was a treatment scenario that’s coming up. The forever chemical was something that DDWSWRCD which is their other state water resource agencies, they are listing their contaminant level and soon they will be trying to procure grant money to get new treatment to address the pfas and issues.

Councilmember Darden stated she had asked the City Manager what they had been paying in previous years. She wanted to know if he was able to obtain the information.

Mr. Bennett stated he believes it was the same amount.

On Motion by Duhart, seconded by Darden **Resolution #26,311** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (WRD) FOR GROUNDWATER PRODUCTION ASSESSMENT FEES FOR FISCAL YEAR 2025-2026 IN THE AMOUNT**

OF TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000)” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER TO BRIDGEBASE MANAGEMENT LLC TO DESIGN AND BUILD THE COMPTON CONNECT CIVIC INNOVATION INITIATIVE - CITYVAULT, CITYBOX, AND CITYTRACK (\$348,200) **(TABLED)**
12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) FOR THE PURCHASE OF IMPORTED WATER (AS NEEDED) FOR FISCAL YEAR 2025-2026 IN THE AMOUNT OF THREE HUNDRED THOUSAND DOLLARS (\$300,000)

Councilmember Spicer asked if they repaired all of the water wells, will they still be paying MWD?

Mr. Bennett stated the rehab projects they have had they utilized money from the ARPA funding therefore they would still pay the money to MWD.

On Motion by Darden, seconded by Duhart **Resolution #26,312** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) FOR THE PURCHASE OF IMPORTED WATER (AS NEEDED) FOR FISCAL YEAR 2025-2026 IN THE AMOUNT OF THREE HUNDRED THOUSAND DOLLARS (\$300,000)**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE WATER DEPARTMENT’S BUDGET TO ACCEPT AND APPROPRIATE TWO HUNDRED FIFTY THOUSAND SEVEN HUNDRED FIFTY-SIX DOLLARS (\$250,756.00) FOR CALRECYCLE GRANT – ROUND 4 (OWR-4)

On Motion by Duhart, seconded by Spicer **Resolution #26,213** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE WATER DEPARTMENT’S BUDGET TO ACCEPT AND APPROPRIATE TWO HUNDRED FIFTY THOUSAND SEVEN HUNDRED FIFTY-SIX DOLLARS (\$250,756.00) FOR CALRECYCLE GRANT – ROUND 4 (OWR-4)**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

COUNCIL COMMENTS

Councilmember Duhart offered the following communications/announcements:

- She thanked everyone for coming out tonight expressing their opinions and giving information as well as asking for information she appreciated that.
- “Eat, shop and buy Compton a safe, clean and friendly city.”

Councilmember Spicer offered the following communications/announcements:

- Yesterday they did a groundbreaking at Wilson Park with Greenfields Outdoor Fitness as they were installing new fitness equipment at Wilson Park. It was scheduled to be completed by the end of the month.
- On 9-15-10-4-2025, the WERC Workers Education and Resource Center will be returning to Dollarhide for another life changing opportunity. WERC Peer Personnel Training and Placement Program helps job seeking individuals connect with opportunities that support others with their journey. For more information contact Miguel Rodriguez at 213-585-8764 or contact his liaison Tenay Spears at tspears@comtoncity.org.
- On 10-1-11-22-25, the EPCU Entrepreneurial Pathway for Urban Communities will host their six-week workshop. A ten-month mentorship, 101 counseling and more. For more information contact his liaison Tenay Spears at tspears@comtoncity.org.
- On 10-11-25, Corner Market of Compton will be held at WAL from 10am to 5pm. There will be music, a live DJ, Farmers Market, food trucks, wellness activation, skateboard clinics and more. For more information contact his office.
- On 10-15-25, there will be another Nonprofit Basic Workshop. It continues on the 27th at the Dollarhide Community Center from 1-4pm. The session will cover donor platforms and CRM tools overview of database and automated tools.
- On 10-26-25, there will be a Halloween Skate Contest at Wilson Park from 1-4pm. There will be free goodies, snacks, skateboards, best costumes and more.
- On 10-31-25 there will be a Haunted House and Trunk or Treat at Lueders Park, 1500 Rosecrans Ave. in conjunction with Parks and Rec, Fathers and Mothers Who Care, L7 and Viewers Sunset. They will also be watching a movie that night, not sure which movie for more information contact Tenay Spears at tspears@comtoncity.org.
- “Have a wonderful evening.”

Councilmember Bowers offered the following communications/announcements:

- This week he will be attending the California League of Cities 2025 Annual Conference and Expo in Long Beach joining municipal leaders from across the state to exchange ideas, strengthen partnerships and complete several state mandated training courses required for Council Members. The sessions were an important part of ensuring that they remain in full compliance with ethics, governance and other standards while representing the residents.
- Across the third district the Public Works crew continue addressing buckled sidewalks and ongoing tree trimming progress projects. He thanked the residents for their patience as the improvements move forward. The efforts were part of their ongoing commitment to maintaining safe, accessible and well-kept neighborhoods throughout the city.
- For those conducting business at City Hall please remember that additional parking is available at the Heritage House. Vehicles parked in non-designated areas such as the Post Office slot are subject to citation and towing. Please observe all posted signs and guidelines.
- He encouraged everyone to support and attend the Compton Woodley Air and Space Fair taking place on November 1st at 901 W. Alondra Blvd. The community celebration will feature aerospace exhibits, live aircraft demonstrations, a new space zone experience,

hands-on workshops and local vendors. It's a wonderful opportunity to honor Compton's rich aviation heritage and inspire the youth toward innovation and space exploration.

- "As always thank you to the residents of Compton for your continued support through collaboration, shared accountability and community unity as we continue moving Compton forward, thank you have a safe productive week."

Councilmember Darden offered the following communications/announcements:

- In many places, including California, they must wait until a blind pedestrian has completely crossed the street and is safely on the opposite curb before they proceed. This was based on specific White King Laws that require drivers to take extra precautions to ensure the safety of blind or visually impaired pedestrians.
- On 9-25-25, she attended a presentation coordinated by the Compton NAACP at Dollarhide with the LA District Attorney Nathan Hochman. It was well attended with a lot of good information to share.
- On 9-27-25, she attended the 4th Annual Jazz on the Grass Music Celebration held at Compton Community College brought to the Community by the Compton Alumni Chapter Delta Sigma Beta Sorority.
- On 9-29-25, she attended a presentation by the LA County Assessor's Office Jeffrey Prang. An excellent presentation and workshop. She wished more residents would have attended to receive information about their property taxes, etc.
- On 10-4-25, she attended the Hispanic Heritage Month Festival at the Civil Center coordinated by the 125 Historic Society and the Compton Latino Chamber of Commerce.
- Today her office attended the LA Sheriff Department Compton Station Community Outreach Program, Coffee with A Cop held at Starbucks on Artesia Blvd. and Central Ave. She thanked Captain Puebla for ensuring that the Sheriff Department stays connected to the community.
- Big congratulations to three of their amazing district four south Poinsettia Avenue residents for successfully completing the Community Emergency Response Training, CERT with the Compton Fire Department. Their names are Teresa Fitzpatrick, Benton Jones and Kelly Alexander. In case of a major emergency, we rely on each other. This training gives our neighbors the essential safety and life saving skills needed to provide first aid services and help until first responders arrive. Special thanks to Deputy Chief Donald, Captain Gomez, Nurse Tamika, Nurse Sharon, Nurse Sonya and emergency coordinator Jaime.
- Please place your bulky items on the street and call Republic Services 48 hours in advance.
- "Compton is a safe, clean and friendly city and we are going to keep it that way at all times. We're forging ahead to maintain and make sure our city stays clean and beautiful."

Mayor Sharif offered the following communications/announcements:

- She thanked the Public Works Department and Code Enforcement for their outstanding collaboration with the Alameda Union Pacific to clear and clean the encampment along Alameda Street near the railroad tracks. Their hard work and dedication have made a visible difference in cleanliness and safety in the area.
- On 9-25-25, she had the honor of hosting LA District Attorney Nathan Hochman. From her understanding it was the first time a District Attorney visited the City of Compton along with the NAACP. The discussion was both informative and impactful. She had to leave due to something she was dealing with concerning her family. He gave the community a better understanding of his duties, goals and priorities. She looks forward to the open dialogue in the future.

- On 9-29-25, she attended a community meeting with the LA County Assessor at Dollarhide. It was a very informative session for residents. She informed those that could not attend a full meeting was available on the city's You Tube channel.
- On 10-3-25, she joined the Boeing Flying Company for a community round table at the Compton Airport. They partnered with LA Conservation Corps., Think Together and the CUSD to provide valuable opportunities for the youth and continue to make a powerful impact in the community.
- On 10-4-25, she attended the Community Safety Leadership Awards where they celebrated the legacy and ongoing impact of three honorees who share a mission to reduce violence and promote healing centered around community safety.
- On 10-4-25, she attended the 14th Annual Compton Walk for A Cure hosted by City Clerk Satra Zurita in partnership with CUSD. The event was dedicated to raising awareness about breast cancer and the importance of early detection.
- On 10-4-25, her office hosted the Hispanic Heritage Month Celebration at the MLK Monument. She thanked all of the resources, vendors, performers and attendees who came together to celebrate the rich Hispanic culture that helps shape the City of Compton.
- On Saturday from 10am to 12pm at Unity Christian Fellowship Church she will be hosting their monthly Compton Clergy Council Meeting. The gathering brings together faith leaders who are committed to uniting a stronger more compassionate Compton. This month they will be joined by the new Sheriff Captain Puebla and Congresswoman Maxine Waters. She encouraged all clergy leaders to attend and be a part of the continued collaboration to uplift the community.
- The service of Eddie Johnson will be held on October 18, 2025, at 11am at Holy Chapel Missionary Baptist Church, 1016 E. Rosecrans Ave. Eddies is the husband of Dr. Lestine Johnson.
- The service of Horace Holmes will take place on October 23, 2025, at 11am at Holy Chapel Missionary Baptist Church.
- "Thank you for your continued dedication to the City of Compton lets keep lifting each other up, staying engaged and working together toward a stronger community. Wishing all a safe and peaceful evening, see you next Tuesday."

ADJOURNMENT

On motion by Duhart, seconded by Darden, the meeting was adjourned at 7:12pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor E. Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

SATRA D. ZURITA
CITY CLERK CITY OF COMPTON

EMMA SHARIF
MAYOR CITY OF COMPTON

July 14, 2026

The Compton City Council meeting was called to order at 4:05pm by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence and Pledge of Allegiance Ceremonies were also led by Mayor Emma Sharif.

ROLL CALL

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

Council Members Absent: D. Duhart, L. Darden

Other Officials Present: I. Young, S. Zurita, B. Mims, J. Groomes

PUBLIC COMMENTS ON CLOSED SESSION

Rodney Lister from district three stated that over the weekend certain residents received surveys. He's interested because he consistently attends Council Meetings and familiarizes himself with all of the agenda items and he can't recall anything being identified as an RFQ or RFP being released with the company that did the survey. Maybe it was something that was discussed in Closed Session because it came out of the blue to the public because he did not get it, neither did some of his neighbors and commissioners. Maybe the funding source could be shared with the community.

CLOSED SESSION

City Attorney Young read the Closed Session items.

1. Conference with Legal Counsel – Existing Litigation
Dejanee Stafford v. City of Compton LASC Case No. 24STCV08549
Pursuant to Government Code section 54956.9(c) and (d)(1)
2. Conference with Legal Counsel – Existing Litigation
Elida Cardoza v. City of Compton et al. LASC Case No. 23NWCv00990
Pursuant to Government Code section 54956.9(c) and (d)(1)
3. Conference with Legal Counsel – Existing Litigation
Angel Medina Blanco v. City of Compton LASC Case No. 24CMCV00390
Pursuant to Government Code section 54956.9(c) and (d)(1)
4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
City of Compton v TimeLa Case No. 22CMCV00339
Pursuant to Government Code Section 54956.9(c) and (d)(1)
5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
KCSG Holdings v. City of Compton LASC Case No. 26TRCP00120
Pursuant to Government Code Section 54956.9(c) and (d)(1)
6. Conference with Legal Counsel – Existing Litigation
City of Compton v. Coast Equity Partners LASC Case No. 24CMCV0165
Pursuant to Government Code section 54956.9(c) and (d)(1)
7. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases
8. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for one case

On Motion by Bowers, seconded by Spicer, the meeting was recessed to Closed Session at 4:47pm by the following vote on roll call:

AYES: Councilmembers – Spicer, Bowers, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Duhart, Darden

On Motion by Darden, seconded by Bowers, the meeting was reconvened from Closed Session at 6:41pm by the following vote on roll call:

AYES: Councilmembers – Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Duhart, Spicer

REPORT OUT OF CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation
Dejanee Stafford v. City of Compton LASC Case No. 24STCV08549
Pursuant to Government Code section 54956.9(c) and (d)(1) **(NO ACTION)**
2. Conference with Legal Counsel – Existing Litigation
Elida Cardoza v. City of Compton et al. LASC Case No. 23NWCV00990
Pursuant to Government Code section 54956.9(c) and (d)(1) **(NO ACTION)**
3. Conference with Legal Counsel – Existing Litigation
Angel Medina Blanco v. City of Compton LASC Case No. 24CMCV00390
Pursuant to Government Code section 54956.9(c) and (d)(1) **(NO ACTION)**
4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
City of Compton v TimeLa Case No. 22CMCV00339
Pursuant to Government Code Section 54956.9(c) and (d)(1) **(NO ACTION)**
5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
KCSG Holdings v. City of Compton LASC Case No. 26TRCP00120
Pursuant to Government Code Section 54956.9(c) and (d)(1) **(NO ACTION)**
6. Conference with Legal Counsel – Existing Litigation
City of Compton v. Coast Equity Partners LASC Case No. 24CMCV0165
Pursuant to Government Code section 54956.9(c) and (d)(1) **(NO ACTION)**
7. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases **(NO ACTION)**
8. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for one case **(NO ACTION)**

On Motion by Duhart, seconded by Bowers the Special Closed Session was adjourned at 6:44pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Spicer

ROLL CALL FOR REGULARLY SCHEDULED COUNCIL MEETING

Council Members Present: D. Duhart, J. Bowers, L. Darden, Mayor E. Sharif
Council Members Absent: A. Spicer
Other Officials Present: I. Young, S. Zurita, B. Mims, J. Groomes

COMMENDATORY RESOLUTION/PRESENTATIONS

9. CERTIFICATE PRESENTATION – KELETSOSITSE OLEBILE & DR. CARL FREDRICK MARTIN – SENATOR RICHARDS AND HOLLIE MITCHELL CERTIFICATES - Councilmen Jonathan Bowers

Terry Batch was there representing Dr. Carl Fredrick Martin on behalf of Compton's Kids Club. She is part of Global L.A., and Dr. Carl Fredrick Martin is a board member of Global L.A.

Kootlow was there to receive on behalf of all five.

Councilmember Bowers asked the Council to join him on the floor for the presentation.

Councilmember Bowers read a resolution on behalf of Botswana Investment and Trade Center. He presented a Certificate of Recognition and Business Attraction Award.

Councilmember Duhart presented the certificates from Senator Laura Richardson and Supervisor Hollie Mitchell.

Councilmember Duhart congratulated all of them for all the hard work they are doing for the community. They really appreciate it and she knows they are doing beautiful things in Botswana; she thanked them and welcomed them to Compton.

Did Not Introduce Herself stated she was happy to be there. There were so many similarities between their city and Compton. As she drove around Compton she felt at home. Botswana is really interested in collaborating and partnering with Compton. They are currently in discussion and communicating. It's a partnership that has already been in motion. Last year they sponsored some children from Compton to go to Botswana to be part of a production that showcased talent in Botswana and Compton.

Councilmember Darden thanked them for partnering with Dr. Martin. She sees the great work he's doing in the City of Compton for the youth. She has been to some of the events and she was impressed. It takes all of them to prepare the youth for the future.

Mayor Shariff thanked Dr. Johnson for being a part of it as well and working with the youth because it's truly exciting to have so many cities and countries that want to partner with Compton. She thanked them for all of the hard work they are doing in making the partnership a reality.

Terry Batch thanked everyone on behalf of Dr. Fred Martin, board member of Global L.A., a local nonprofit that was set up to promote the Los Angeles Region to attract foreign direct investment and help promote foreign partnerships. Dr. Martin is a wonderful example of taking an opportunity presented to him and running with it. He met the president of Botswana over a year ago and from the one meeting he has formed a partnership and has truly created something special that will benefit the youth and economy in Compton and Botswana.

Did Not Introduce Herself stated they were working with Kootlow and the whole team in bringing sister cities to Botswana. Shortly Botswana will be a sister city with Compton.

Councilmember Bowers thanked them for all they did and welcomed them to Compton.

Mayor Sharif acknowledged Senator Steve Bradford who was in attendance at the meeting and thanked him for coming.

10. ALL MAIL-IN BALLOT CLARIFICATION PRESENTATION

Attorney Young welcomed Ms. Jessica Santiago and Pam Lee from Aleshire & Wynder who would be presenting on the All Mail-In Ballots.

Pam Lee, Equity Partner with Aleshire & Wynder specialized in municipal matters including Election Law along with Jessica Santiago, Associate Attorney with Aleshire & Wynder who also specialize in municipal matters including Election Law presented the following:

Pam Lee understood there had been some issues and questions raised in regard to the June 2nd Primary Election and All Mail-In Ballots.

How Legal Pieces Fit Together

1. Charter – Defines Compton municipal elections and points to the Elections Code where local law does not provide otherwise.
2. Municipal Code – Directs how elections are called, consolidated, and authorized for mail-ballot use.
3. City Election Actions – The ordinance and resolutions implement the local election package.
4. State Law/Elections Code – Requires mailed ballots and preserves in-person voting options.
5. County Administration – Runs the consolidated election logistics, including Vote Centers and ballot processing.

Compton Charter: Local Election Authority + State Law

Relevant text – Section 1304: “Unless otherwise provided by ordinance, all elections shall be held in accordance with the provisions of the Elections Code...insofar as the same are not in conflict with this Charter.”

Plain-language meaning

- Compton is a Charter City, and the Charter matters.
- The Charter also directs elections to the Elections Code where local law does not provide otherwise.
- The correct reading is coordination, not exemption from all State election procedure.
- Charter-city authority remains important, but the Charter itself points to applicable Elections Code procedures.

Municipal Code: Calling Elections and Consolidation

Relevant text – Section 6-2: “The Council shall by ordinance order the holding of all primary nominating, general municipal, and special elections.” When consolidated with a State or County election, the city need not separately set precincts, polling places, or election officers.

Plain-language meaning

- The ordinance calls the election.
- For consolidated elections, the City may rely on the State/County election structure.
- This local code language anticipates County/State involvement in precincts, polling places, and election officers.
- The Municipal Code already recognizes that consolidated elections use County/State election mechanics.

Municipal Code: All-Mail Ballot Authorization

Relevant text – Section 6-23.1: The City Council may by resolution, authorize municipal elections “to be conducted wholly by mail ballots” in addition to the election-calling ordinance. Such elections must be conducted under the Municipal Code, Charter, and Elections Code.

Plain-language meaning

- The resolution has a role: It authorizes the mail-ballot format.
- It is “in addition to” the election-calling ordinance; it is not the entire election framework by itself.
- The same section requires compliance with the Elections Code.
- The all-mail authorization does not operate alone or eliminate State-law voting options.

City Election Actions Must Be Read Together

Ordinance No. 2,368 – Calls the Primary Nominating Election and General Municipal Election. This corresponds to CMC section 6-2: Council calls municipal elections by ordinance.

Resolution No. 26,363

The resolution confirms that the election shall be conducted as provided by state law. Authorizes the City Clerk to use the all-mail ballot process. This corresponds to CMC section 6-23.1: Council may authorize mail-ballot elections by resolution.

Resolution No. 26,364

Addresses related to County election services/consolidation matters. This connects the City's election to County administration and State election procedures.

AB 37 and Elections Code Section 3000.5

Relevant text – AB 37 amended Elections Code Section 3000.5. Section 3000.5(a) requires election officials to begin mailing vote-by-mail materials to every registered voter. Section 3000.5(b) states this does not prevent in-person voting.

Plain-language meaning

- AB 37 made mailed ballots the standard starting point for California elections.
- Mailing ballots to voters is not the same as removing in-person voting.
- The statute directly answers the “no Vote Centers” misunderstanding.
- California law now combines mailed ballots with preserved in-person voting options.

California Voter's Choice Act (SB 450)

Relevant text - SB 450 enacted the Voter's Choice Act. Elections Code Section 4005 describes all-mailed ballot elections with ballot drop-off locations and Vote Centers. Section 4007 specifically authorizes Los Angeles County vote-center elections. Section 3017 allows a vote-by-mail voter to return a ballot by mail, in person to the elections official, in person at a polling place or Vote Center, or at a ballot drop-off location.

Plain-language meaning

- The modern all-mailed ballot model includes Vote Centers.
- Vote Centers provide return options, replacement ballots, accessible equipment, and voter services.
- Los Angeles County has specific statutory authority for vote-center election administration.
- Vote Centers are not inconsistent with an all-mailed ballot model; they are part of the model.

The County of L.A. is required to have in addition to all-mail ballots Voting Centers opened to the public and by law as required under the state. Anyone who received a mail ballot could turn it in, in person to the Voting Center, mail it in or drop off in the drop box.

Jessica Santiago continued the presentation as follows:

California Elections Code

These statutes are important, but they do not create a general “no Vote Center” rule.

Section 1500 – Established mailed-ballot election dates: First Tuesday after first Monday in May; last Tuesday in August.

Section 4000 – Allows certain local, special or consolidated elections to be conducted wholly by mail only if listed conditions apply.

Section 4004 – Applies to certain special vacancy elections that are not on a statewide primary/general date and are not consolidated.

For a regular consolidated municipal election, said sections should not be read to eliminate Vote Centers.

Pam Lee stated what it all meant was that the city as a Charter City was allowed and authorized to conduct an All-Mail-Ballot Election for its municipal elections. Resolution #26,363 was authorized and correctly did not allow for all mail-ballots. Whenever they consolidate their municipal election with the county and state, they automatically have to apply the county and state's rules which still required Voting Centers and polling places to remain open within a certain

timeframe before the election date that were operated by the county and county officials. (The video lost volume while Ms. Lee was speaking and picked back up as she continued).

City Role vs. County Role

City of Compton

- Call the municipal election by ordinance.
- Identifies city officials/measures for the ballot.
- May authorize the mail-ballot format by resolution.
- Requests or participates in consolidation/County services.
- Maintains and reviews City election records.

Los Angeles County

- Mails and receives vote-by-mail ballots.
- Operates Vote Centers and drop boxes.
- Provides voter assistance, language access, and accessible equipment.
- Processes ballots and conducts canvass functions.
- Administers the consolidated election logistics.

Both roles are important. They are not the same role.

Reporting Election or Voting Equipment Concerns

Report to Los Angeles County Registrar-Recorder/County Clerk

Election/Vote Center issues, including alleged machine malfunctions, Vote Center operations, ballot handling and County-administered election services

Phone: (800)815-2666

Vote Center Information: (800) 815-2666, Option 1

Voter Fraud Hotline: (800) 815-2666, Option 5

Email: voterinfor@rrcc.lacounty.gov

Report to California Secretary of State

Election fraud, criminal violations of the Elections Code, or statewide election complaint issues.

Online: Election Voter Complaint Form <https://www.sos.ca.gov/elections/election-voter-complaint-form>

Phone: (800) 345-VOTE (8883) or (916) 657-2188

Mail: California Secretary of State, Elections Division, 1500 11th Street, 5th Floor, Sacramento, CA 95814

Fax: (916) 653-3214

City Clerk Zurita wanted the record to reflect that Councilmember Spicer entered the meeting at 7:23pm.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA ITEMS

Bishop Guillory asked City Clerk Zurita how long the last presentation was.

City Clerk Zurita informed him that she did not time it.

Bishop Guillory noted they had a presentation with the L.A. County Records Office that did not cost them anything. Did the law firm perform the presentation free of charge or were they subjected to the same thing they heard before from the County? He did not want to pay to be bored. He just did their survey about the tax they were going to place on the ballot about warehouses. When he ran, he ran to lower the taxes. They increased the taxes of the warehouses that are in Compton because most of the warehouses are in the Dominguez area of the county and they do not get any of their money therefore they are going to tax the very ones that give the city money. He commended everyone on the dais and everyone that attends the Council Meetings on a regular basis as well as the ones that listened to the family as they poured out their hearts on how they felt about their loved one. It baffles him how they find money to give to organizations that are not in Compton. Most of the homeless people are from L.A. and get dropped off in Compton because they know there are no resources, yet they are giving an organization \$800,000. He brought someone with him that grew up in Compton. He doesn't care how many people they bring up to

the podium, how much money they give away to different people, when there is a shooting in the community, they have to call someone from Compton that could go talk to the people and tell them don't do what they're doing. He stated that the gentleman he called up is doing what he's doing out of his own pocket. Talking to gangbangers whether they are bloods or crips. Let's not give money to people and organizations who claim they are OG and haven't done anything for the city.

Rodney Lister stated this past weekend he was made aware that a survey went out from the City Manager's Office asking residents various opinions about parks, streets, warehouses and taxes. He wanted to know how it was done and how it was approved because for years he has come up and asked for a survey to ask residents about the budget process and things of that nature. He pulled up the company that was licensed to do surveys, and they were based in Las Vegas. He requested that at the next meeting staff would let the residents know how the vendor was selected, what was the impetus behind doing it and why the survey is asking how they feel about Councilmember Spicer or Mayor Sharif versus all the elected officials. It seems targeted, he's not a conspiracy theorist, but something doesn't seem right. He's looking at the issue of the tax and wondering what happens if the warehouses decide they do not want to be in Compton and go to Carson, He's looking at the law firm, and it seems that another jurisdiction is involved with what's going on there. He's not accusing anyone he's just saying when they see something like that it makes them wonder why now? Why didn't the survey go out to everyone? He called twenty-five people that he knew and only one person received it. What was the criteria in determining who gets it and who doesn't? They don't have a company in Southern California that could have done the survey? He wants to know what was behind it and was the Council aware? Sometimes when the residents are kept in the dark about things on purpose, they take it personal.

Lamecia Butler stated she was honored to serve as vice chair of the Charter Review Committee. She invited the community to attend their Charter Review Committee Meetings. The committee is carefully reviewing the City Charter. The process is meaningful when the public is informed and engaged. Their meetings are open to everyone, they welcome residents to attend and learn about the process and share their comments during public comments. Public perspective was valuable and they encouraged everyone to be a part of the conversation as they work to make recommendations for the future of the city.

Maria Villareal, President of Compton Latino Chamber of Commerce invited everyone to join them in celebrating a very special milestone. On July 18, 2026, from 2-4pm they will be proudly hosting the official Ribbon Cutting Ceremony and Anniversary Celebration of Grocery Outlet located at 2175 W. Rosecrans Ave. Over the past years, Grocery Outlet has become an important part of their business community by serving Compton families and contributing to the local economy. They are honored to celebrate the milestone and recognize the commitment to the city. The celebration will be filled with fun for the family including music and folkloric dancers. It would be a wonderful opportunity for residents, local businesses and community leaders to come together in support of the valuable Chamber members. They continue to support and strengthen local businesses throughout the City of Compton. They look forward to seeing them there.

Tanya Lewis from district one has her own personal survey, she gives Compton an F. She has rolled around the airport and every ivory on the gates needs to be trimmed. She went to El Pollo Loco and they painted it; they could see it from the window. She asked Mayor Sharif when she first got into the office what they were going to do with the corner. She's still in office and has been elected to run again. She may be in office again, how long is it going to take to put something on the corner? Her and Councilmember Spicer need to get together because it's his district. "Another thing Spicer since you not looking at me you can hear me, I go down Rosecrans I'm sick of looking at that burnt ass apartment building and all the trash there before you get to Long Beach, everybody know where it is but you are in second district. Your district is raggedy. "First district lady, I asked Tony Ward, he knows I showed him the pictures. I sent them to you too. I'm sick of 131st to 134th Street where the owner of the whole block wall on Central is full of ivory and falling on the ground. I have asked for it to be cut down however it was never cut down. I asked this month a year ago that each one of you pick a corner. No one has picked a corner to beautify. Two years from now the Summer Olympics will be coming to the city. She doesn't know who's on the committee, have they ever come forward? What have they done they have two years. They need to bring the people so they know who they are and maybe they could make suggestions to them. She is sick of the filthy city. If she can keep her corner clean, they could do something and it wouldn't take long.

Mayor Sharif “Mr. Groomes the monument that was there, there was funding placed in the budget a couple years back for us to have it done. Could you please let us know when that project is due to be completed?”

City Manager Groomes stated that with regard to the monument, Mr. Harris had come up with some ideas they are exploring. There are some preliminary renderings of what could be done there, and they are going to be pursuing it. When they return in September, he plans to present some options. The monument was going to be addressed by them and would be on the table.

Missy stated the presentation for the ballot election was a little bit informative, but it wasn't to the point as to whether the resolution by mail-in-ballot was valid or brought to the Council and residents about the election. There were multiple things going on with the election, especially when people from all over the world could come into the city and vote. On item #11, do they have the money, or do they have a teacher that's going to come in and teach the EMT's, what's the status on that? Item #12, they needed a presentation; item #14 where are they going to do the rezoning because they do not need any more apartments or housing. They need restaurants, bowling alleys and theaters. They need something for the residents. On items 19 and #20 she reviewed the staff report and there were a lot of conflicts of interest. In some of the documents she sees that the Council were giving recommendations to some of the nonprofits, they need to know who they were. She knows who they were, however, they need to come before them and present how the money would be spent. There's a lot going on with #19 and #20 that need to be addressed and researched. Can Council give recommendations? “Mr. Groomes you never got back to me, are we taking care of any personal legal fees for Council if they are being sued indirectly because they should be able to pay their own bills not the taxpayers it's not their obligation. “

Vanessa Cain suggested they pull #19 and #20, she thinks they brought it back two or three times already. She thinks that if they are going to give \$800,000 to anyone it should be the residents maybe offset some of their taxes, recreation or things of that nature. The presentation on the voting was incomplete because they do not have all of the information. They did not have what actually went on during the election. They don't have ballots that were bought. At the end of the meeting, she could provide them with a USB port with all of the information on it. They can't give a thorough talk on what the election should be. They have an election where ballots went out, yes, they were mailed out however ballots went to certain homes where there were fifteen ballots for a household, hers was one of them and most of the people the ballots were addressed to were dead. When they turned the ballots in, did they get to where they were supposed to go? There was a lot of fluff in the election, and they needed to go beyond that. It's not about the rules and regulations. They had ordinances on the Consent Agenda. It was a lot of stuff that went on that was not addressed. Those are the things they were interested in. They were not looking at the laws of the election, election codes and all of that because that's not what happened. It's a whole lot of fraud and the same thing happened in Boston, MA. Right now, there are lawsuits, courts, the same exact situation. They could talk about the election codes however it means nothing right now because fraud is a fact. They all know Compton has a long history of election fraud, which has been their signature for elections for many years. They are going into November they have to get rid of the theft and fraud that's going into the election.

Fidel Marquez from district one thanked Aleshire and Wynder for their presentation. His issue with the voting was they were similar to Cerritos when it came to voting. The voters were sold on aligning it with the county and the state to save money. They now have to follow county laws and as stated they need voting places who's paying the bill because the polling places are not cheap. When they had eleven days and four what was the invoice? What are the taxpayers going to be liable to pay? The real issue is if they were sold on the mail-in-ballot to save money, he hasn't seen them save a dime since they changed. On item #11 they are paying \$127,000, who was the person going to teach? He will continue bringing it up until the matter is addressed. Someone was killed on his street and no fire or paramedic EMT, showed up. They cannot have that on a residential street, they cannot deny residents services and they receive no answers. The last thing that was brought up was they were going to have speed limits. There are already speed limits and it's not working. What do they tell residents when they call 911 and no one shows up, especially in your district Councilmember Duhart. It's concerning and they need to get together and figure it out. Whether they do not see eye to eye or not she represents him as a resident in district one. On item #12 why haven't the people been paid yet? On item #17 Trans Tech was brought there to comply with the auditor, why are they reestablishing Building and Safety? They need to pull item

#20 because they have not seen anything that benefits the city from the nonprofits, especially when it comes to homelessness.

Lynn Boone stated she has been really quiet regarding the election because she knows fraud took place. Consent items are items that are routine items and will not be discussed by the Council but will be voted on at one time. On the 3rd of February three items from the Clerk's Office were placed under the Consent Agenda. The items all pertain to the election Aleshire and Wynder gave them a little report on. None of them read and she knows they did not read it to understand it. She asked for it to be pulled however they did not fully pull it they continued and voted on it which was sad. There were two polls that were open, one in the third district and one in the second district. Electioneering was going on there and people were going into the polls without showing any ID, voting and their votes were counted. "Miss Duhart you should be aware of Cerritos, yeah they are a Charter City, but they do the right thing." The last election they had, prior to the one of June 2nd when they voted for all-mail-in ballot, took place in March and was done correctly, it was an all-mail-in ballot. It's sad that the person sitting up there as City Clerk that's really not familiar with the position and it was her first election. One would think she would take the time to find out; they opened up polls and allowed anyone to come into Compton and vote which is why the numbers were so crazy. The girl had numbers for the two people that ran in the last election, a whole total for herself. She went crazy with the numbers and collecting. Wasn't her sister the brain of it? "Mr. Bowers you were not supposed to win and Emma I don't think you're going to make it next time" It's sad that they only have her and Spicer to vote on. "Spicer who can only put on his resume a drug dealer from a Water Store that never had water." For the presenters, I know you're reading from something but it's different in the City of Compton.

Mark Smith used the words existential community crisis. He was told that the Council wouldn't know what that meant. If he used the word, it's neither here nor there. They can look it up but that's how he feels as being part of the community and many others feel the way. "Mr. City Manager, on item #14 and #18 I want to know if there's any correlation there or am I far off? I don't know rezoning because we have state sustainable properties everywhere." Also, post 4th of July they were now ten days out, debris was still in the middle of the street on Central. He doesn't know whose responsibility it was; do he contact the City Manager to contact Public Works? Certainly, it's the resident's responsibility to clean it up, but it's in the middle of the street. Who's going to clean it up because the Street Sweepers only sweep the side. The city was blighted what's the communication and logistics on that? Regarding the city revitalization and beautification and having it done is a process they do not have. Let's not consider the Flock cameras anymore, LAPD Board of Commissioners ended its three-year program because it's not working. Spot license plates are interfering with their First Amendment and to him those are weapons of oppression and tools for ICE to identify them and place them in the database. Several cities are turning away from the Flock camera identification please do their research on it before they invest any more of the community's money.

City Clerk Zurita informed Mayor Sharif she had two telephonic comments as well as one to be read.

Mel Bailey, (telephonic) stated he was an advocate and President of Edgemont Community. He thanked them for their service, indicating he knows it's hard being up there receiving daggers constantly however they all do it. On Zoom and on the phone the sound is going in and out, however he appreciated them for working on it and trying. Last week he made a suggestion that they take the energy they receive in the room to the Board of Supervisors' Meetings. He noticed he did not hear anyone speak on it today however he believes it's important especially to let the community know that LASD is not in the year of purview. On June 9th he notified all of them of some issues that they have in their community that needed to be corrected. On July 10th he sent two emails to everyone on the Council as well as the City Manager. The reason was between Republic, tree trimming, street lighting, cleaning and the bombs bursting, they really needed their assistance as they shouldn't have to live that way. They put up banners and billboards however it did not stop the people. He has faith in them and may not always agree with everything they say but he does have faith that they can move the city forward.

City Clerk Zurita read written comments from Miss Celestina Bishop who rewrote and submitted her City Council public comments on July 14, 2026. Ms. Bishop, the owner and steward of Woodlawn Celestial Gardens Compton's Historic Cemetery informed them that the criminal activity at the cemetery continues. They have experienced vandalism, theft, damage to headstones,

violence against their security animals and now what appears to be an attempt to set vegetation along the cemetery perimeter on fire. While the deceased are buried beneath the ground and cannot be harmed by a grass fire, the acts threaten neighboring properties, damage cemetery grounds and show a complete lack of respect for the community. She respectfully requested increased police patrols in the area. The repeated incidents demonstrate that the property continues to be targeted yet to her knowledge no one has been apprehended for the crimes. A greater law enforcement presence could help deter future criminal activity and protect the historic cemetery. She expressed her concern that rather than focusing on identifying those responsible local authorities have at times focused on requesting access, including asking for keys to the property. Her priority is seeing those committing crimes being held responsible. Woodlawn is not just land it is the final resting place of more than 26,000 individuals and an important part of Compton's history. The families that have entrusted their loved ones to the cemetery deserve to know that every reasonable effort is being made to protect it.

CONSENT AGENDA

Councilmember Bowers requested the removal #11 and Councilmember Darden requested the removal of #12 for discussion on the Consent Agenda

CITY FIRE DEPARTMENT

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$127,500) **(REMOVED FOR DISCUSSION)**

PUBLIC WORKS DEPARTMENT

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58) **(REMOVED FOR DISCUSSION)**

ITEMS REMOVED FOR DISCUSSION FROM THE CONSENT AGENDA

CITY FIRE DEPARTMENT

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$127,500)

Councilmember Bowers requested that someone from the Fire Department explain the item in detail because some of the residents had issues with it.

Deputy Fire Chief Donald stated the medical doctor for the Fire Department is in compliance with Department of Health Services and they are responsible for all controlled substances with the Fire Department including the administration and the logging of all narcotics which is the purpose for the medical doctor.

Councilmember Bowers asked if municipalities were required to have a doctor.

Deputy Chief Donald responded, correct they are required.

Councilmember Darden needed clarity on if it was a three-year contract and they were only approving \$42,500 for the first year of the contract.

Deputy Chief Donald responded, yes.

Councilmember Bowers asked if they were providing the training as well.

Deputy Chief Donald responded, yes, she's also responsible for past successful audits over the past nine years. The Compton Fire Department has not failed an audit in over nine years. She was instrumental in bringing back their transport rights which is due next fiscal year.

On Motion by Bowers, seconded by Duhart **Resolution #26,465** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$127,500)"** was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

PUBLIC WORKS DEPARTMENT

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58)

Councilmember Darden requested that the item be pulled because she heard a resident make a statement that needed to be clarified in order for the public to understand what was happening.

City Engineer Jack explained that the item was requesting City Council's acceptance of the completed Citywide Road Repair Services Project Phase 9. The project included pavement rehabilitation and related roadway improvements throughout the city and was completed on April 22, 2026. The final construction costs were \$5.14 million dollars which was below the authorized contract amount. Staff recommended acceptance of the project, filing of the Notice of Completion and release of \$257,113 in retained funds to the contractor therefore staff requests approval of the resolution.

Councilmember Darden noted it was just retention only they have completed the project.

Councilmember Bowers asked if they had the current list of streets that were slated to be done.

City Engineer Jack responded yes, they completed thirty-six street segments.

Councilmember Bowers stated right, however he inquired about the list of streets that were going to be done.

City Engineer Jack explained that it would be in the next phase, Phase 10, they were going to repair a total of forty streets, ten streets in each Council district. They plan to bid it out this month or early next month.

Councilmember Bowers asked if it would be a list where residents could review on the website.

City Engineer Jack responded yes, they could post the list to the website.

City Manager Groomes informed Councilmember Bowers that the streets were listed and the list was included in the budget, however they will post the list separately as he requested.

On Motion by Duhart, seconded by Darden **Resolution #26,466** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF**

THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58)” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

REGULAR AGENDA

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

13. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES (NO ONE APPOINTED)

City Clerk Zurita informed Mayor Sharif that she was under the impression that she wanted to make appointments with outside agencies.

Mayor Sharif replied, “No not yet.”

Councilmember Duhart requested a Vacancy and Tracking list.

City Clerk Zurita informed Councilmember Duhart that they just reposted the Maddy Act on the website which identified all the commissions and commissioners. It does not state who put them there, therefore they will provide the information to her.

Mayor Sharif advised Clerk Zurita that she would speak to her about it tomorrow.

CITY MANAGER'S REPORT

14. A REQUEST TO SCHEDULE A PUBLIC HEARING - COMPTON 2045 GENERAL PLAN AND RELATED REZONING AND ZONING CODE REVISIONS on Tuesday, September 15, 2026 @ 5:45 PM

Councilmember Bowers asked if they were behind being that it being scheduled for September.

City Manager Groomes responded yes, they are scheduling the public meeting for September according to what they requested and agreed to tonight. At the public hearing they are going to be considering the Citywide Rezoning which was being completed then, adopting the housing element which was completed and adopting the General Plan which was completed. All three have to be acted upon together. There will be a special Planning Commission Meeting in August. The Planning Commission will deal with the citywide rezoning and then they will bring it back to them in September to act on it.

Mayor Sharif asked if on September 15, 2026, would they have the public hearing and the item be on the agenda for them to vote on said date. Will both items be on the agenda?

City Manager Groomes responded, yes.

On Motion by Darden, seconded by Duhart, the Request to Schedule A Public Hearing was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

UNFINISHED BUSINESS

15. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2026-2027

Councilmember Darden asked if it was an ordinance shouldn't it be the first reading.

City Clerk Zurita stated it was a routine ordinance that they do every year. If they like to have a first reading, they could do so.

Councilmember Darden needed clarity on if they were required to have it as a first reading.

City Clerk Zurita responded no it's a routine ordinance.

Councilmember Darden indicated she knew it was routine she just wanted to make sure they were in compliance.

City Clerk Zurita informed her that they were in compliance.

On Motion by Duhart, seconded by Spicer **Ordinance #2,370** entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2026-2027" was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers - Bowers

NEW BUSINESS

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON PROCLAIMING JULY AS "MUSLIM AMERICAN HERITAGE MONTH" IN THE CITY OF COMPTON AND CELEBRATING THE CONTRIBUTIONS OF MUSLIM AMERICANS

On Motion by Darden, seconded by Spicer **Resolution #26,467** entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON PROCLAIMING JULY AS "MUSLIM AMERICAN HERITAGE MONTH" IN THE CITY OF COMPTON AND CELEBRATING THE CONTRIBUTIONS OF MUSLIM AMERICANS" was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE POSITION CLASSIFICATION PLAN BY ADDING THE CLASSIFICATION OF PERMIT SERVICES SUPERVISOR

Victor Orozco from Building and Safety explained that the resolution was basically an improvement to the permit processing service at the counter. Currently they have three positions that were in the previous fiscal year. They are trying to create a supervisory position as opposed to pulling him from the field they would have someone at the counter to assist the customers to resolve higher end demands.

Councilmember Bowers asked if they had discussed utilizing or supplementing with Trans Tech because he was under the impression that they were using them.

Mr. Orozco stated his only contact with Trans Tech was at the beginning when they asked him to provide data for them to provide a report and after that he did not hear from them.

Councilmember Bowers asked if they did the Vallarta Market plans.

Mr. Orozco advised them that he did the plans for Vallarta Market.

Asst. City Manager Binns explained that Trans Tech had been doing work with the city. They did a survey and met with all of the departments including Fire, Building and Safety and Planning Departments around the winter of 2025. They were going through all of their protocols to see if they could help them with some type of best practices. As far as Vallarta Market Victor is 100% correct his team were diligently working on it however Trans Tech was also still engaged. Some of the delays on behalf of what some of the members of the community may have seen were with the transfer of the property where Vallarta Market was going to be located.

Councilmember Bowers thanked her indicating that the past City Manager stated that Trans Tech handled it.

Asst. City Manager Binns informed them that they are still in talks with them and have up to date communication.

Councilmembers Bowers stated he understood, however he stated they were the leader for it.

Councilmember Spicer asked in what way was Trans Tech working with the city at the moment.

Asst. City Manager Binns stated the most recent update they received from Trans Tech was they were waiting to receive the keys for the future Vallarta property which she believes has taken place. She asked that Victor come back up speak on it however she believes Trans Tech was also working in conjunction with their Building and Safety Department. They would be happy to provide more details and bring it back to the Council. She believes in last year's budget they set aside funds for Trans Tech and Council made the funding request that was set aside. The funding has not been completely utilized however they do have funds available to continue their work in the current fiscal year with Trans Tech.

Mayor Sharif noted the Council was concerned because they had been waiting for a while for the new grocery store to come. They want to make sure things were moving in the way they were informed it would be moving. They definitely wanted to make sure everything was completed in a timely manner. The company was supposed to be working with them they just wanted to make sure they were still there and the project was completed timely.

Asst. City Manager Binns stated staff was happy to work with the City Manager to prepare a memo for the Council providing a comprehensive update as far as the status however she can assure them that as of now Trans Tech have physical use of the property. She believes the prior City Manager during his tenure there, Trans Tech was still working with the prior property owner to gain access to the future site.

Asst. City Manager Groomes informed them that Vallarta Supermarket was progressing and he's not aware of any delays. He knows the most recent involvement they've had with them had been around their attempt to secure a liquor license for the sale of alcoholic beverages.

On Motion by Darden, seconded by Duhart **Resolution #26,468** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE POSITION CLASSIFICATION PLAN BY ADDING THE CLASSIFICATION OF PERMIT SERVICES SUPERVISOR**" was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers – Bowers

18. A RESOLUTION OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,327 AND AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

Community Development Director Cecil Flournoy, stated the resolution was directly related to them being able to obtain needed goods and services, restaurants and things they have asked about for a number of years to their most catalytic sites. Outlined in Power Point is an overview to give them an idea of what they have to do in order to free the sites up for development that they choose to have placed at the locations. He presented the following:

SURPLUS LAND ACT 2020
AB 1486 Governor Newsom
Government Code sections 54220-54227

Requires that public agencies first declare land “surplus land” or “exempt surplus land” before it can negotiate any disposition of the land, either for sale or lease.

SURPLUS LAND ACT (SLA) PROCESS

1. Issue Notice of Availability (NOA) for 60-days – To interested public agencies for the purpose of building housing.
2. If no interested parties respond or an agreement cannot be reached in 90-days, the land can be disposed of with no further regard for the SLA.

PROPERTIES IN SLA PROCESS

501-601 East Compton Boulevard – 2 acres

2000 W. Compton Boulevard – 2 acres

1117 S. Long Beach – 1 acre

Councilmember Duhart asked if they had any vendors interested in the land on 2000 W. Compton Blvd. If so, what were they suggesting building there?

Community Development Director Flournoy responded yes Ma’am they have had some moderate interest from coffee shops similar to Star Bucks and Dutch Brothers. They also had some interest from quick serve restaurants similar to Chick-fil-a and Chipotle but nothing firm yet.

Councilmember Duhart noted it was a lot of land and at one time she thought that it would be businesses on the first floor with housing on top however he mentioned housing, are they still looking into that?

Community Development Director Flournoy replied not as much as they were before. It was absolutely zoned in the General Plan Update for mixed use and high-end commercial new development however what they were getting in terms of trying to marry commercial developers with residential developers was more than challenging. Most of them want to do one or the other.

Councilmember Duhart stated she hopes it will be a Sports Bar so that people could watch games and still be able to have a decent dinner.

Community Development Director Flournoy replied yes, Ma’am, as soon as they get some firm commitments even if it’s just an option on the property through the City Manager, they will make sure they will report it to them.

Councilmember Bowers asked if the addresses he highlighted previously noted as surplus land?

Community Development Director Flournoy responded yes sir the rescinding of the original resolution from October 2025 was forwarded to the state. The state wanted them to do more specific cleanup language and primarily it’s the parcels that assemble the 501 E. Compton sites. There’s approximately a half dozen parcels that are not Successor Agency, therefore when they presented the original resolution they presented them as if they were all owned by the Successor Agency.

Councilmember Bowers stated that with respect to restaurants, he hears what he’s saying, however, as a resident he was not convincing to him. Personally, he doesn’t know if he could handle another Chick-fil-a. Compton need places to sit down. They need something other than fast food and he’s sure the residents would agree with him.

Community Development Director Flournoy totally agreed indicated the goal was not a Chick-Fil-a by any measure.

Councilmember Darden stated she was looking at all the parcels in the first category and asked were all of them supposed to be in the resolution because she could only identify about five parcel numbers. She was concerned if all of them should have been listed because they were all supposed to be surplus land, right?

Community Development Director Flournoy replied they were trying to get them declared as surplus land so they could move to building something different on them, however all the Assessor parcel numbers were in the resolution.

Councilmember Darden needed clarity as to whether section three of the resolution included all the parcels.

Community Development Director Flournoy responded no, remember it was a clarifying resolution therefore the original resolution had all the parcels called out specifically. The ones the state required them to add to the resolution for their approval were the ones that were in the particular document.

Councilmember Darden asked if she heard him say that the original five were not in the resolution.

Community Development Director Flournoy responded yes, Ma’am and they were also city parcels that they did not address in the last resolution.

Councilmember Darden stated the property owned by the city at 1117 S. Long Beach Blvd. was the old McDonald’s site. She’s hoping and has mentioned on several occasions because they need a new fire station on the east side of the community, that would be an ideal site for a new fire station.

Community Development Director Flournoy recalls it and to the extent that the local formation committees respond to it as it relates to the site. For example, the state has the Notice of Availability if there is a particular interest in building a fire station there it would absolutely qualify as a use, they would need to sell the site to.

On Motion by Duhart, seconded by Darden **Resolution #26,469** entitled “**A RESOLUTION OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,327 AND AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

19. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY’S FISCAL YEAR 2026-2027 CONSOLIDATED ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND USE OF FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), THE HOME INVESTMENT PARTNERSHIP GRANT (HOME) PROGRAMS (PULLED BEFORE THE MEETING – ERROR IN THE REPORT)

City Manager Groomes clarified that item #19 had been pulled because staff recognized an error in the report. They are going to bring it back next week or the following week with the corrected information.

20. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR EMPOWERING REACH FOUNDATION FOR SUPPORTIVE SERVICES USING HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDS IN THE AMOUNT OF (\$870,446.12) (**FAILED FOR A LACK OF A SECOND**)

City Clerk Zurita reminded Mayor Sharif that they had a second meeting. They had a Successor Agency Meeting. Did they want to hold the meeting before or after Council Comments.

Mayor Sharif informed her they would hold the meeting before Council Comments.

CITY COUNCIL RECESSED TO THE SUCCESSOR AGENCY MEETING 8:44 PM

On Motion by Darden, seconded by Duhart the Regular Council Meeting was reconvened at 9:10pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Spicer

COUNCIL COMMENTS

Councilmember Duhart offered the following communications/announcements:

- She gave a special shout out to Dr. Keith Curry, President of Compton College, former Compton College Trustee Barbara Calhoun, Compton Fire Chief Ronick Simpson and Deputy Chief Fire Chief Reginald Donald for their dedication and hard work in bringing the Fire Academy back to Compton College. It has been a long time coming. She remembers Ms. Calhoun saying at one of her very first board meetings that she wanted to see the Fire Academy return to Compton College and now that vision has become a reality. Special thanks to Dr. Curry for his tenacity in seeing it forward. She encouraged the residents to learn more about the Fire Academy by calling 310-900-1600 ext. 2727.
- She extended her heartfelt congratulations to Malik Bradford on his recent graduation from the Compton Emergency Medical Services Program. She was especially proud to share that Malik had been accepted in the California Fighter Joint Apprenticeship Committee known as Cal-JAC Paramedic Program, an intensive eleven-month program that represents a significant milestone in his emergency medical services career. Completing the program will prepare him to become a licensed paramedic while opening the door to future opportunities. “Congratulations Malik we are incredibly proud of you and wish you continued success as you pursue this exciting next chapter.”
- It’s not often that they have the opportunity to publicly recognize the incredible work of their city staff, however today she wanted to take a moment to acknowledge the outstanding efforts of their Public Works and Street Engineering Division. Their dedication and hard work has made a visible difference in district one with the successful completion of street rehabilitation improvements on North Slater Ave., North Graham Ave., North Holmes Ave., North Bandera Ave. and West 137th St. The next phase of street rehabilitation projects in district one will include several other streets. “To our Public Works Team thank you for your professionalism, dedication and commitment to serving the residents of Compton. Your hard work does not go unnoticed, and we appreciate everything you do to help improve our neighborhoods.”
- Earlier someone mentioned getting rid of the Flock Cops. She is not advocating getting rid of them because when they had the Flock Cops on Parmelee and El Segundo and the dumping stopped. They need them at Sebring Park and the Canal because they are dumping and they cannot catch them however the Flock Cop helps them and divert them.

- Mr. Smith mentioned there was trash in the street on Central that the Street Sweeper was not picking up, however he did not indicate where on Central. Mr. Smith has her phone number; he can text her with the information.
- She informed the City Manager that at the next meeting she would like the Fire Chief to address the concerns of Mr. Marquez regarding the 911 call for service on Piru.
- “Please remember to eat, shop and buy Compton, a safe, clean and friendly city.”

Councilmember Bowers offered the following communications/announcements:

- Like many of them he has spent the past week listening to residents following the tragic events over the 4th of July weekend. His prayers remain with the victims, their families and everyone affected. He has heard many of the same questions. How do they report concerns? Who do they call? What can they do to help make their neighborhood safer? If anyone witnesses suspicious activity or have information that could help prevent a crime don’t assume someone else has already reported it. In an emergency call 911, for non-emergency concerns contact Compton Sheriff Station. If they prefer to remain anonymous tips can also be submitted through Crime Stoppers. He also knows that many residents have reported concerns and have not always seen the outcome they hoped for. He hears their frustration and he encourages them to continue reporting their concerns whether it’s criminal activity, illegal dumping, abandoned vehicles, nuisance properties, or other neighborhood issues. The reports help identify trends, provide better information, better inform their response and strengthen their ability to advocate for the resources the community needs. The recent tragedy at Wilmington Arms Apartments has raised important concerns among residents. While the Sheriff Department continues its investigation his office will continue working with residents, property management, city departments and their public safety partners to strengthen communication, advocate for residents and help identify practical solutions that include safety.
- When residents reached out for cleanup his office worked with Republic Services to coordinate a rollout bin for the effort. He appreciates Republic Services for stepping up. He thanked the residents that organized the cleanup and volunteered their time to help keep their neighborhood clean.
- Tonight they had the honor of recognizing distinguished delegation from Botswana. Later this week he has been invited to continue the discussions as regional leaders explore Nation’s Plaza International Partnerships and Opportunities Connected to LA28.
- “Mr. City Manager Councilmember Duhart requested that the Fire Chief come to the next meeting and address the issues that occurred on Piru St. In that address I would like him to address the issues with the fireworks, what happened with the Arson Program. Even Code Enforcement, illegal parking, was out of control on the 4th of July. Fireworks went on from July 3rd to yesterday.” He knows they wanted to place something on the ballot for fireworks, however he thinks at this point it’s a waste of time because who’s going to identify whether they are legal or illegal? He doesn’t believe any citations were written; they continue to light up illegal fireworks with impunity because there’s just no consequences and it has to change. They have the Super Bowl coming and they are under two years for the Olympics. There is a lot they need to do to get things in order in the city. He wants a status of the Olympic Development Commission and where they are. They need to be more aggressive like surrounding communities in preparation for the influx of people from around the world.
- “Madam City Clerk if you can address this or not, they approved translation devices some time ago, they were funded, they are not in service yet and I think now would have been a good time for them to be tested on our fire apparatus and what not. I think I have requested that they are on every fire engine and paramedic unit and in the City Clerk’s Office and have a translation system there in the Council Chambers. Is there any update?”
- “Thank you for continuing to invest in Compton have a safe evening.”

Councilmember Darden offered the following communications/announcements:

- Yesterday she had the pleasure of attending the Grand Opening of the Discovery Head Start Preschool located at 1330 S. Long Beach Blvd. Not long ago the property was a vacant lot that had remained unused for many years. Today it has been transformed into a beautiful new early childhood education center that will serve families throughout the community. The Discovery Head Start Preschool is operated by Volunteers of America, an organization that provides a variety of quality-of-life programs and services to the City of Compton. She's especially pleased that children aged 3-5 will now have greater access to high-quality education, comprehensive child development services, nutritious meals, family support and the school readiness skills needed to succeed in kindergarten and beyond. For more information about the enrollment process and program services please contact Discovery School Manager, Mrs. Riviera, at 424-205-6355.
- On July 25, 2026, she is hosting a free paper shredding and e-waste at the Compton Town Shopping Center located on Compton Blvd and Alameda next to Burger King from 9am to 1pm. A flyer detailing acceptable items for shredding and electronic disposal is available on the Community Calendar on the front page of www.comptoncity.org.
- Compton College President Keith Curry announced the full accreditation for training to become an EMT or Firefighter. Whether training to respond as an EMT or working towards a career in the fire services will gain hands-on skills, real work experience and a clear path to fulfilling a career.
- On July 10, 2026, the Statewide Training and Education Advisory Council Committee of the State Board of the Fire Services approved Compton College as an accreditation as an accredited Regional Training Program in the State Fire Training System for a conditional accreditation period for one year.
- "Mr. City Manager I am requesting that item #20 be brought back. It's important that we as a Council understand the consequences of not using HUD funding, especially prior year funds. We need to utilize all funding from HUD and if we don't use the funds we jeopardize future funds from HUD. I apologize to the community for not asking for at least the director to explain so that we can totally understand the ramifications for not utilizing these funds."

Mayor Sharif offered the following communications/announcements:

- In response to the tragic incident on July 4th at the Wilmington Arms and in support of those affected by the incident, beginning July 30th St. John's Community Health will be providing grief counseling at Tucker Park. Details of the hours and services will be posted on the city website tomorrow.
- **City Manager Groomes** had a word of correction that the services begin on Monday, July 20th not July 30th.
- **Mayor Sharif** asked if everyone could please share the information, especially with the people and children in the Wilmington Arms so they could make sure they get the services they need. It's important they address the issue, they are making sure the families and children receive services.
- She met with the City Manager, Sheriff Department, Public Works and the owner of the Wilmington Arms regarding looking at different things they could do there as far as safety in the area. They will be giving updates accordingly.
- "Mr. Groomes, they mentioned tonight again about the Olympic Committee, I am asking if they could continue preparing for opportunities surrounding the 2028 Olympic Games. I would like to respectfully request an update on the city's Olympic Committee."
- **City Manager Groomes** announced that the Olympic Committee was convening a meeting on August 3rd, the first meeting of the Olympic Committee. He will bring back the time and location however he imagines it would be there in the Chambers.

- Mayor Sharif advised the residents they could come out if they desire, get the opportunity to meet the members of the Olympic Committee and share any concerns they may have with them.
- On July 17, 2-26 from 10am to 2pm she will be hosting her Annual Freedom Through Expungement Fair in partnership with the Los Angeles County Public Defender’s Office at Dollarhide Community Center. The event provides residents with access to free expungement services and legal resources that can help remove barriers to employment, housing and other opportunities. Walk-ins are welcomed but pre-registration is encouraged. For more information, please contact 310-603-7271.
- Looking ahead, her office will continue working with community partners, regional agencies and city departments to expand opportunities for residents, strengthen transparency and ensure Compton is prepared to take full advantage of the many opportunities ahead including those leading up to the 2028 Olympics Games.
- She thanked Dr. Curry for his tenacity. He never gave up trying to make sure the Fire Academy came to Compton and now it is there. She thanked him for all the work he has done to make it available for the residents in the community.
- “I thank you our residents for staying engaged and to my Council colleagues and city staff for your continued collaboration. Together we will continue building a safer, stronger and more united Compton. Have a safe evening, we’ll see you next Tuesday on the 21st.”

ADJOURNMENT

On motion by Darden, seconded by Duhart, the meeting was adjourned at 9:31pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Spicer

SATRA D. ZURITA
CITY CLERK CITY OF COMPTON

EMMA SHARIF
MAYOR CITY OF COMPTON

July 21, 2026

The Compton City Council meeting was called to order at 4:35pm by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence and Pledge of Allegiance Ceremonies were also led by Mayor Emma Sharif.

ROLL CALL

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

Council Members Absent: A. Spicer, L. Darden

Other Officials Present: J. Groomes, I. Young, M. Quinonez

PUBLIC COMMENTS ON CLOSED SESSION

NONE

CLOSED SESSION

City Manager Groomes read the Closed Session items.

1. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases
2. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for two cases

On Motion by Bowers, seconded by Duhart, the meeting was recessed to Closed Session at 4:37pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Mayor Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – Darden

On Motion by Duhart, seconded by Bowers, a Subsequent Need Item was added by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Mayor Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – Darden

On Motion by Spicer, seconded by Darden, the meeting was reconvened from Closed Session at 6:41pm by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – None

REPORT OUT OF CLOSED SESSION

City Attorney Young reported the following:

1. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases – **(DIRECTION GIVEN TO STAFF)**
2. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for two cases – **(DIRECTION GIVEN TO STAFF)**

3. Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code section 54956.9(d)(1)
Diane Carmen v. City of Compton
LASC No. 25 CMC V02081
Subsequent Need Item (NO REPORTABLE ACTION)

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA ITEMS

Abril Villanueva from district two informed the community of an environmental Justice Advisory Council Meeting that will be held on July 22, 2025. They will be discussing World Oil, the company that has been releasing the dangerous fumes. She had the flyers with the information. She would be emailing them more information. She requested an update of the meeting with AQMD, the Health Department and DTSC. The fire was over a month ago however they still have a lot of questions. She's just a community member hunting down information. She doesn't think it's fair that she's on the phone sometimes from 9am to 3 or 4 in the afternoon trying to figure out what's happening. She hopes they can get more information from the body because she is not the only person affected by it and she hopes they will provide more information to the community.

Anthony Perry, a concerned citizen and a member of the National Association of Equal Justice in America. They have some concerns regarding public safety and the Sheriffs in Compton. The murders of Eric Washington and Meah Jenkins highlighted a lot of things that were leading up to that. They were concerned with deputy staffing, training and responsiveness. A possible solution would be to form a Compton Civilian Committee or bring in a Compton Police Chief to oversee the Sheriffs. They are concerned with the lack of transparency of how the city's \$30,000,000 million is being spent by the Sheriffs in detail. A possible solution is to have monthly audits by the Sheriffs regarding payroll and expenses made public for the Council and community. They are also concerned about possible deputy clicks and gangs. They want to be assured that if there are in fact deputy clicks and gangs, they are not in the Compton Sheriff Department. He requested a list of names of all the deputies and background checks for all of the deputies to ensure they have clean policing records. He thanked Deputy McIntosh for providing him with a website [LASD.org/transparency](https://lasd.org/transparency). They just want to make sure everyone in Compton is safe.

Bishop Guillory noted last week he came before the body and asked if they could please reconsider giving \$870,000 for homelessness. The organization has only been in existence according to the Secretary of State for two years, March 2024. The problems in the city are systemic, people are dying, losing their homes as well as other problems. Homelessness is not one of the city's biggest problems. Since they had to sit there and listen to the parents, family members and friends that lost their loved ones on July 4th, recognize that there were other victims that did not get murdered. Victims that he's sure they were supposed to receive a text regarding females that were sexually assaulted however they are not talking about it. They need money going into intervention. "Madam Mayor when you were city Councilwoman in the fourth district we had a gang intervention; I lead the gang intervention. When it got to the point where they could not solve the problem because many of the people that were trying to talk to the gang members they could not and would not stop the killing." Now they have people there that are from the community that can stop it. They are not coming asking for money they are asking for their cooperation. David is doing an event August 1st at Lueders Park. The Councilman is doing an event at Wilson Park. They have a number of other things going on. The Mayor is doing something at Tucker Park, however it's not helping the kids. They need to get the kids out of the community. They will be taking ten of them to Catalina as they need to not think that murder is normalized. Don't give the money to the homeless program. Please, they want Compton to be safe.

Tanya Lewis from district one doesn't know why it's back on the agenda and should not be discussed. "Ms. Darden, we have some unfinished business, we need a report on the welcome signs. City Manager Mr. Bennett was going to show us pictures of the water wells. That's unfinished business because we only have one week before we close down for a month and don't come back until September. Ms. Darden, I want to hear something next week and I want to see some improvement on these water wells." What are they going to do with the City of Compton within the next seven months because February 14th is Super Bowl. People are going to come to Inglewood however they are going to drive through Compton also. What are they going to do because it's a whole lot of unfinished business when it comes to cleaning up the city. She doesn't think the four of them need to make a decision. They need a meeting on Saturday where the whole city can give their input on cleaning the city because it doesn't seem they are getting anything done

with cleaning the city. “Is someone paying you to keep the city looking raggedy?” They don’t know if they will be in office therefore, they should get stuff done before they leave.

Fidel Marquez from district one indicated that item #5, \$700,000 for gas for the whole fleet seems excessive and the same amount comes up twice a year. The fleet changed to hybrid and electric vehicles therefore why do they need the same amount every time they need gas. He doesn’t know why item #7 is listed under Unfinished Business. It failed last week for lack of second. Said nonprofit has only been in existence since 2024. Prior to 2024 they were under a whole different nonprofit. Did anyone investigate why they changed their name? It should be concerning and red flag to them. He understands they only picked homeless and mental nonprofits. They have to spend the money by December, if they can’t get it revised and send a new RFP to pick different nonprofits, they need to send the money back to HUD. There’s 24 billion dollars missing under the homeless nonprofit umbrella and they chose homelessness to give \$870,000. Is item #10 going to make Compton safe? If so, why did the people have to die for someone to come up with the software to make the city safe.

Lynn Boone stated they still do not have a City Manager, City Controller, City Attorney and as far as the Deputy Clerk she doesn’t qualify for the position because if something was to happen to the clerk, the qualification of the clerk is they must live in the city, registered to vote in the city and “I’m sorry Maria you don’t meet the qualifications.” Most of them sat up there for five years because they changed the election process to go to even years instead of odd years. Out of all the administrations prior to them, they have done the least, yet they have been up there the longest. 505 of the Charter still states that they can get rid of a Councilmember or Elected Official if they commit moral turpitude. The meaning of that is an act or behavior that gravely violates the accepted standards of the community. They still have not presented the full evaluation of the credit cards, and they have Councilmember Spicer sitting there. In addition, she filed a complaint asking why Councilmember Spicer have Councilperson next to his name. He was supposed to have at least one of the two documents, a certification indicating that he won the election or a resolution indicating they appointed him however he doesn’t have either. He’s committed the crime of moral turpitude, and they have not done anything about it. They are one of the only City’s left with a Black Council, the representation they have is they do nothing and they break the laws of the city. There are two people sitting up there that are in violation of the city. Before the City Attorney left, he sent them a memo stating that Councilmember in district one was not eligible because she participated on a commission which clearly states in the Charter one cannot be appointed or elected to office within a year, yet she still sits there.

On Motion by Bowers seconded by Darden a Subsequent Need Item was added to the agenda by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – Done

ERIC WASHINGTON’S MOTHER ASKED TO USE THE DOLLARHIDE COMMUNITY CENTER FOR THE REPAST FROM 4PM-8PM AND ASKED THAT THE FEES BE WAIVED.

City Manager Groomes stated the cost for the facility for the hours she requested to use it and everything associated with it, the total cost would be \$3100 for the rental of the facility and \$250 of the total would be a refundable deposit.

Mayor Sharif asked if they could only waive the fees for the facility how much it would be. Does it include staffing as well?

City Manager Groomes stated the facility fee is \$608.00. There is a refundable deposit fee, a recreation staff fee, an application fee, custodial staff fee and security staff fee.

Mayor Sharif asked how much the security fee was.

City Manager Groomes noted that four security officers were recommended for the estimated attendance at four hours. The total security cost would be \$1,097.00.

Mayor Sharif asked City Attorney Young what portion they could waive.

City Attorney Young informed her that it was entirely contended with the Council.

City Manager Groomes indicated that he believed that they could only waive the facility fees. They can't waive the fees for staff cost.

Councilmember Duhart asked if they could waive the deposit fee.

City Manager Groomes replied they could if they make the assumption that no damage would be done. The deposit is to cover damage done to the facility.

Councilmember Spicer asked who pays for staff cost.

City Manager Groomes informed them the family would have to pay for it. They would be able to waive \$882.

Councilmember Bowers asked what the balance was after the \$882.

City Manager Groomes informed them that \$2100 is what the family would have to pay.

Councilmember Bowers announced he would donate \$500 to the Washington family.

Councilmember Spicer stated he would take care of the balance of staff cost after the rest of the Council donated.

Mayor Sharif announced she would donate \$300.

Councilmember Darden announced she would donate \$100.

City Manager Groomes announced he would donate \$400.

On Motion by Spicer seconded by Bowers the \$882.00 fee was waived by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – None

CONSENT AGENDA

On Motion by Duhart, seconded by Spicer, the Consent Agenda was approved with the exception of item #5 by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif

NOES: Councilmembers – None

ABSENT: Councilmembers – None

APPROVAL OF MINUTES

3. JULY 15, 2025

4. SEPTEMBER 9, 2025

PUBLIC WORKS DEPARTMENT

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO ONE OR MORE VENDORS (DION AND SONS INC., WOOD OIL COMPANY AND JANKOVICH COMPANY) FOR THE PURCHASE OF GASOLINE FOR THE CITY'S FLEET IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED THOUSAND DOLLARS (\$700,000) **(REMOVED FOR DISCUSSION)**

ITEM REMOVED FOR DISCUSSION FROM CONSENT AGENDA

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO ONE OR MORE VENDORS (DION AND SONS INC., WOOD OIL COMPANY AND JANKOVICH COMPANY) FOR THE PURCHASE OF GASOLINE FOR THE CITY'S FLEET IN AMOUNT NOT TO EXCEED SEVEN HUNDRED THOUSAND DOLLARS (\$700,000)

Councilmember Bowers asked for an explanation being that the numbers have gone up considerably.

Marcus Harris explained it was the money they gave back or did not spend each year over the past six years. Every year they come to Council for funding. At the end of the year, it totals the amount they did not spend over the past six years.

Councilmember Bowers asked if the column that states "ordered" is what they did not spend.

Mr. Harris asked if he was referring to the \$410,000.

Councilmember Bowers replied yes, have they already paid them that amount.

Mr. Harris responded no sir those are quotes. If he looks up top to the right, it says quotations.

Councilmember Bowers stated he's trying to understand because they are quoting \$410,000 and the amount of fuel is 84,000 gallons, right?

Mr. Harris replied yes.

Councilmember Bowers asked if they were going to pay it up front and they will deliver fuel until it reaches 84,000 gallons because the city can only hold 6000 max.

Mr. Harris replied they are there to get their approval for a PO and they will order as needed.

Councilmember Bowers asked how much fuel they are using monthly because he knows they are supposed to have electric vehicles, natural gas, etc. He read in the report where he's stating the vehicles are old and burning a lot of fuel. He also knows they were supposed to look into leasing vehicles for Public Works and General Services.

Mr. Harris stated they have not leased the vehicles as of yet. The fleet is old, he believes 75% is from the 2008-2011 era. Their fleet is not up to date.

Councilmember Bowers asked if the leasing of vehicles for General Services and Public Works. How many gasoline vehicles do they have versus how many diesel vehicles and electric vehicles?

Mr. Harris explained that as far as the fuel they hold about 8000 gallons but at 2500 the fuel tank shut off, and the emergency shut off therefore they order around 4000 gallons every two weeks and that's approximately \$50,000 per month.

Councilmember Bowers asked if he had the exact number of how much fuel they are using.

Mr. Harris replied, yes.

Councilmember Bowers informed him he would like to see it at some point.

Mr. Harris stated he could bring it back to him.

City Manager Groomes added if they do not fuel, they do not pay for the fuel.

On Motion by Duhart, seconded by Bowers **Resolution #26,470** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO ONE OR MORE VENDORS (DION AND SONS INC., WOOD OIL COMPANY AND JANKOVICH COMPANY) FOR THE PURCHASE OF GASOLINE FOR THE CITY’S FLEET IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED THOUSAND DOLLARS (\$700,000)**” was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

REGULAR AGENDA

CITY MANAGER'S REPORT

6. DISCUSSION AND DIRECTION EMPOWERING REACH FOUNDATION (REFLECT ON ITEM #7) (AMENDMENTS WERE MADE, A NEW RESOLUTION IS REQUIRED TO SPLIT THE FUNDS BETWEEN MULTIPLE VENDORS OR SELECT A SPECIFIC VENDOR AND WILL BE BROUGHT BACK NEXT WEEK.)

City Manager Groomes indicated that the item was proposed to be acted upon last week however it died for lack of a second. The item relates to the use of HUD funds, which by background the funds were awarded in 2021. They have not been used therefore there has been a number of contacts with HUD and communication from HUD about the urgency in using money that had been around for so long. In March 2023 they received a notification from HUD regarding the nonuse of the funds. They required them to submit a plan for use by March 31st. They received the request on March 17th. The plan was submitted to HUD as to what categories of use would be intended by the city. In October 2025 the city amended the use that was submitted in March 2023. They amended the use of the funds but still did not act to use the money. March 2026 HUD sent a letter further escalating the necessity to use the money or possibly lose the money. An RFP was issued by staff in October 2025. The RFP resulted in applications being received for candidate users however the action was not brought forward. They received the letter in March 2026; they had a proposal to present. When he became aware of it, he suggested they move forward with the staff recommendation for use of the money based on HUD encouragement to use the money.

Councilmember Bowers stated he had a long list of concerns. The funds were Covid funds they received in 2021. The organization just became a nonprofit in 2024. The money was supposed to be for how the city was impacted by Covid. The organization was nowhere around; they were in L.A. why don't they solicit with L.A. for Covid funds? He knows it says HUD, but they are Covid funds. They would not have received them if it were not for Covid. During the process there was list of things they could use the Covid money for, and it had to be spent by December 2026. Here they are four months out, it's a rush job they have to hurry up and spend it or they are going to lose it. The game has been played time and time again. It's almost a million dollars going to an organization no one knows anything about. They have plenty of organizations that could have used the funding. Did anyone visit their facility in L.A.? When he Googled it, it didn't look very good. He would like to visit their facility. They were not in good standing with the state for a number of years. The city never comes back with an update or audit on the nonprofits.

City Manager Groomes noted the Council approved the plan for the category of use of the monies. A number of the categories he outlined, there are needs, however they were not consistent with what was a part of the plan to HUD. The money was supposed to be used for supportive services, and a lot of the uses were not in the category of supportive services. He understands Councilmember Bowers but he's operating now based on showing up around May 1st looking at the letter from HUD threatening to get the money back. He's dealing primarily from a disadvantageous position of not having the luxury of a lot of time to go through a process that would come up with a different result.

Councilmember Bowers stated that Council had a conversation regarding where they wanted the money to be spent. Maybe term supportive services came up but he knows they were more specific.

To him supportive services are vague. Where is the data of the organization? There is nothing to corroborate who they are.

Councilmember Darden thanked the City Manager for bringing it back. What other programs can they use the funds for? When will it expire? Although staff recommended them, they could change their minds and award the funds to another organization that submitted the RFP. She was at Volunteers of America Grand Opening for kindergarten and during discussions they offer a lot of programs even currently for the homeless. Their bid is a \$2.00 difference therefore why can't they give it to them being that they are in the city and could be monitored as opposed to an organization in L.A.

Councilmember Duhart stated staff chose Fair Housing Foundation. Who was number two, three and four? She agrees with Councilmember Darden Volunteers of America is in the City of Compton.

City Manager Groomes advised her it was not Fair Housing it was Reach Foundation.

Councilmember Duhart asked who was number two.

Assistant City Manager Binns stated she does not have the listing in order as to who was ranked 2nd through 5th however she knows the committee selected Empowering Reach as the primary member. The staff member that prepared the time was not there tonight however they would be happy to bring back any specific details she requested.

Councilmember Duhart stated personally she does not want to see the item on the agenda again as she believes it is the fourth time that it has hit the agenda.

Mayor Sharif had some of the same concerns as her colleagues. She noticed that they indicated they had bought property in the City of Compton and they would be in the city, however she does not have an address as to where they were. They say a lot of what they do is case work, however she needs to know how they are getting the people back and forth as far as the case work is concerned. She believes the owners' background is in health however they need someone to address the homelessness situation so that they can make sure they have a system in place. They have approximately 600 homeless individuals in the city. "Mr. City Manager do they have until December before we make a decision or is it something we have to do right now?"

City Manager Groomes stated he was not aware of a December deadline, and he would not say they have until December. They have the prerogative of doing anything they wish to do including asking HUD for an extension based on the situation. Some of the questions they asked he was surprised the group was not there. They were there last week but he doesn't see them there tonight. They could answer some of the questions he asked about their capacity. He knows that some of their strengths was they had access to resources, mental health and otherwise that HOPICS doesn't have. HOPICS was also there last week to speak about the value added to what the group offered to deal with the homeless situation.

Mayor Sharif asked if it could be offered to anyone else on the list.

City Manager Groomes replied yes that they could reach back to an alternative that submitted proposals.

Councilmember Duhart requested to make a motion to give money to Volunteers of America because they are in the City of Compton.

On Motion by Duhart seconded by Darden Request to give money to Volunteers of America was approved by the following vote on roll call: **(DISCUSSION CONTINUED)**

Mayor Sharif asked if there would be a conflict because the Director of Volunteers of America was also a commissioner.

City Attorney Young stated it would not pose a conflict for voting to give them money. It could impose a conflict possibly in another way.

Councilmember Spicer and Councilmember Bowers asked where the conflict was.

City Attorney Young indicated the conflict could exist if there was a member of the Council that would be awarded an entitlement and receiving benefits from it directly.

Mayor Sharif needed clarity on whether it had to be a member of the Council and not a commissioner.

City Attorney Young replied correct however if they are indicating it was a member of the public who works on a commission who is also with an organization there's a different discussion. The member of the public, the item that was agendaized wasn't an item where the member of the public would have had the intent to seek or request an RFP obtaining entitlement. The item that was agendaized was for the Home American Rescue Plan. There is no layer of conflict in the outset however there is the potentiality of a conflict when they delve into the fact that there was a benefit that someone could receive as director of an organization.

Councilmember Bowers asked if they could split the funds between two organizations.

City Attorney Young informed them that if the Council preferred, they could split the funds among multiple organizations.

Councilmember Darden stated that they need to bring the item back so that they do not violate any legal rules and regulations because the agenda item stipulates awarding the contract to Empowering Reach. Councilmember Duhart is not in favor of it coming back however to make sure they are handling things legally, and she heard them suggest splitting the funds she thinks it's a good idea as well. They need to bring it back and make sure everything is taken care of legally.

City Attorney Young informed them that was one option as the Council had two options. They can make an amendment so that multiple organizations receive the potential funding or they could table it for a week and award it to a different organization entirely because the agendaized item was for Home American Rescue Plan.

Councilmember Spicer stated it was just a staff recommendation, it doesn't state they have to go with the recommendation. They could choose to give the money to whoever they wish to give the money to.

City Attorney Young indicated that was correct, that's why they have the ability to amend the agendaized item and choose whatever they propose.

Mayor Sharif agreed with Councilmember Darden indicating she would like the motion pulled and the item brought back next week.

Councilmember Spicer needed clarity as to whether it was a three-vote item.

City Attorney Young replied, yes.

Councilmember Duhart stated that before she rescinded the motion, she needed to know if they were going to bring it back next week. If they bring it back, are they doing multiple or two? She needed to know what they were doing because it's confusing.

Mayor Sharif indicated she didn't think it was confusing they are bringing it back next week.

Councilmember Duhart "it's not confusing to you it's confusing to me, if we are going to bring it back next week."

Mayor Sharif explained they would bring it back next week and it's up to them to make a decision on whether they were going to do one or two. Some would like to split it therefore if they want to vote on it fine however for her, she would like to take a deep dive into some of the other organizations and make a decision on who they would award it to.

City Attorney Young informed them that they would correlate with staff and make a recommendation that the funds be awarded to multiple organizations and the Council could make a decision from there.

Councilmember Duhart asked when he stated multiple was he referring to the five organizations that are on the list.

City Attorney Young responded yes.

Councilmember Duhart withdrew her motion, **Councilmember Darden** withdrew her second.

Chief Deputy City Clerk Quinonez stated that the way she understood the discussion, the discussion was made under item #6 however any action made by Council will be reflected on #7, therefore she believed they were bringing back item #7 was that correct?

City Manager Groomes agreed with Chief Deputy City Clerk Quinonez, indicating they were going to bring back #7 for action next week, #6 was for discussion and direction.

UNFINISHED BUSINESS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR EMPOWERING REACH FOUNDATION FOR SUPPORTIVE SERVICES USING HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDS IN THE AMOUNT OF (\$870,446.12) **(REFLECT ON ITEM #6) (AMENDMENTS WERE MADE, A NEW RESOLUTION IS REQUIRED TO EITHER SPLIT THE FUNDS BETWEEN MULTIPLE VENDORS OR MAKE A SPECIFIC VENDOR SELECTION AND WILL BE BROUGHT BACK NEXT WEEK.)**

NEW BUSINESS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER WITH MRS ENVIRONMENTAL, INC. FOR PIPELINE FRANCHISE PROGRAM REVIEW (\$30,810) **(PRESENTATION MADE, QUESTIONS NEEDED TO BE ANSWERED AND BROUGHT BACK NEXT WEEK FOR CLARIFICATION)**

Alexis Hall, Attorney with Aleshire and Wynder Special Counsel to the City of Compton stated that before them was a recommendation to approve a Professional Services Agreement with MRS Environmental, Inc. The item was much more than updating Franchise Agreements. It's about modernizing the city's regulatory program that has not been comprehensively reviewed in many years and ensuring the city has the tools to effectively manage pipeline infrastructure located within its public rights of way. Today the city's authority over pipeline franchises is primarily found in article 15 of the City Charter and chapter 2-26 of the Municipal Code. While the provisions establish the legal authority to grant franchises, they do not provide the comprehensive regulatory framework that many California cities now have in place. Staff conducted a preliminary review and found that the city's current pipeline franchise regulations and agreements are outdated and lack consistency. Staff identified an expired franchise that continues to operate under its old agreement. Staff preliminary research further indicates that many California jurisdictions have updated their fee methodologies within the past several years to better reflect the value of occupying public rights of way and the administrative cost associated with oversight.

Councilmember Duhart asked how many pipeline franchise ordinance projects have they completed besides Carson?

Ms. Hall stated she could not speak for MRS, she has only worked with them in the capacity of an attorney.

Councilmember Duhart asked if anyone from MRS was there to answer her questions.

Ms. Hall replied, not tonight.

Councilmember Duhart informed her that she had ten questions, could she provide references from other cities?

Ms. Hall stated the only city she could provide from her end was the City of Carson.

Councilmember Duhart requested that it be brought back because MRS needs to be there to answer her questions.

City Manager Groomes stated that Jack Gong may have some additional information.

City Engineer Gong stated they made a proposal from MRS; besides Carson they have experience reviewing the Pipeline Franchise Agreement with the County and City of Los Angeles as well as Baldwin Hills. They have experience with multiple jurisdictions in California.

Councilmember Duhart asked how many Franchise Agreements had they drafted from start to finish.

City Engineer Gong replied he doesn't know the exact number of franchises they did, however he could bring the information back to them.

Councilmember Duhart asked that the matter be brought back.

Councilmember Bowers stated he doesn't think the item should be pulled. As they know they did an outstanding job in the City of Carson. Engineer Gong just told them that L.A. County and city have refineries throughout the county. Compton has never done it therefore they are going to push it down the line again. It's been 100 years since they have had petroleum pipelines access. He doubts if they are getting any impact fees on it. What are they waiting on, they want to scrutinize it more than they want to hand over a million dollars to the fictitious nonprofit. They were very successful in the City of Carson and throughout Los Angeles County. What are they pushing back on it for?

Councilmember Duhart "because I have questions that I want answered. When you have questions, you want answered you get them answered."

Councilmember Bowers thinks it's a crucial situation for them and it's huge for Compton to take the step to access the pipelines and fees, something that hasn't been done since Christ was a baby. They now have the opportunity for some serious potential income. They want to pause it and give away money, yet they don't want to bring in any money. He thinks it's ridiculous.

Councilmember Duhart stated she didn't think it was ridiculous she has questions she would like to have answered. It's not her money it's the citizen's money therefore before she votes she wanted to make sure her questions were answered. If they would like to vote do what they need to do.

Councilmember Bowers stated the million dollars was the citizens' money as well.

Councilmember Spicer noted they didn't give the money away.

Councilmember Bowers responded they were about to.

Mayor Sharif stated that every Councilmember needed to make sure they are comfortable with and understand what they are voting on. Councilmember Duhart would like to receive more information and should be granted the opportunity to receive the information so that she would be comfortable with her vote therefore she would like it to be brought back so that the concerns she has could be addressed.

Ms. Hall asked what additional questions Councilmember Duhart had so that they could have them prepared in the event there were questions she and Mr. Gong could not answer.

Councilmember Duhart informed Ms. Hall that she could text the questions to her.

City Manager Groomes advised Councilmember Duhart that she could give the questions to him later.

Councilmember Darden withdrew her motion, Councilmember Spicer withdrew his second.

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT, AND ESTABLISH A PURCHASE ORDER TO JOHNSON CONTROL, INC. FOR THE REPLACEMENT OF THE BAC COOLING TOWER LOCATED AT COMPTON CITY HALL IN THE AMOUNT OF (\$524,177.50)

Councilmember Duhart asked if the item included repairing the AC in City Hall.

City Manager Groomes responded yes.

Charles Thompson, Project Engineer from Johnson Control, replied yes, it would be repaired. The problem they were currently having was with the cooling system not operating properly.

Councilmember Spicer asked if there was any kind of warranty.

Mr. Thompson responded yes, a year warranty on parts and labor.

Councilmember Spicer asked if a one-year warranty was the best they could get because it didn't sound like much for such a large amount of money.

Mr. Thompson stated they could look into an extended warranty for air quality.

Councilmember Darden noted they had done a lot of repairs on the AC system. How much would it cost to install a brand-new system because the system is over forty years old. They do not want to keep spending money when it may be more feasible to replace the system.

Mr. Thompson indicated their system consists of four different parts; this was the part that cools the water and causes the system to run sort of like a radiator for a car. The chillers are another component; they were replaced about twenty years ago. Then there's the air handling system and all duct work. To replace it all would be multi-millions of dollars.

Councilmember Bowers indicated that on July 9th they accessed the cooling tower and determined that it needed to be replaced. They have been there quite a bit over the last two years, and they didn't notice the repairs needed.

Mr. Thompson informed them that they had been recommending replacing the cooling tower over the last three or four years.

Councilmember Spicer asked if there was staff there to speak on the item.

Janelle Bydon, Director of General Services stated the \$524,177 included removing the existing tower, a new concrete pad beneath the tower currently there, they would have a temporary cooling tower system that's going to be established for two months because it takes six weeks to get the tower they need to replace which will sustain the Chambers as well as City Hall. There will be two phases the removal and the installation in six weeks.

Councilmember Duhart stated she knows she was not there when they remodeled the Chambers however she thought it was all taken care of when the area was remodeled, they took care of the AC however it's not working there. What did they pay for when they had the Council Chambers remodeled?

Ms. Bydon apologized indicating she could not speak on exactly what was done with the AC however she knows it's a Titan System with the AC they have for City Hall as far as she is aware however she will try and get the information for her. They did not do any repairs to the system there and/or make them a separate unit therefore they are running off the AC unit in City Hall. When they need to replace chillers and towers the Chambers will be affected.

Councilmember Spicer asked if there was an RFP put out for the job.

Ms. Bydon responded no sir because they are the only company that could service the equipment because it's actual Johnson equipment and they have a service agreement with them.

Mayor Sharif asked what if they purchased a whole new system.

Ms. Bydon informed them that if that's the direction they would like to go she would have to look into it. They could get another company at that point.

Mayor Sharif asked how much money they had invested trying to fix the AC unit in City Hall. She feels like they are throwing money down the drain because they fix it and it continually breaks down. Do they need to start putting money aside to purchase a new system? What do they need to do in order to make sure that they are not constantly putting money into something that doesn't seem to fix the problem?

Mr. Thompson "as I said before there are different components, we provided the budgetary pricing several years ago. Right now, it's the most critical component to get it up and running."

Ms. Bydon "please be reminded that chiller one and two needs to be replaced. This is only the water that's going to the unit that will cool it down to allow the unit to run without burning out chiller one and two."

Mayor Sharif asked if it would be the first time they had worked on the chiller.

Ms. Bydon responded they have had work done on the chiller. On April 28th Council approved chiller repairs, and the necessary repairs were done.

Councilmember Spicer asked what it would cost for a brand-new system.

Ms. Bydon stated she did not have the information.

Mayor Sharif asked her to please obtain the information so that they could have some idea of what they're looking at.

Councilmember Bowers asked what the chillers would cost.

Mr. Thompson stated he did not have the proposal with him they could update it and get it back to them.

Councilmember Bowers "so that means it's in excess of \$500,000?"

Mr. Thompson replied yes to bring it up to code.

Councilmember Spicer wanted to know what it looked like to have no problems with the AC. He doesn't want to nickel and dime it for the next how many years he's hot right now. He would like to see a presentation or quote letting them know where they stand. That would make him comfortable.

City Manager Groomes informed them that they are proposing to replace the cooling tower. If they replace the cooling tower now the cooling towers would be a part of a new system, should they move forward with an entire system. They need the cooling towers fixed because the air is broken, they do not have air in City Hall. Spending the money would be worthwhile because it would be part of a new system. They can bring back the report, however what was proposed was they do the part which will be part of the overall system and they don't have to replace the towers later if they install them now.

Ms. Thompson stated they would not be wasting any money whatsoever.

Councilmember Darden asked how long it would take to complete the process.

City Manager Groomes stated the price included a temporary system to keep them cool until it's installed. They would get relief by the weekend. If they delay the decision they delay relief.

Mr. Thompson indicated that upon approval whatever appropriate means they use, they could have the temporary coolers hooked up in 2-3 days.

Mayor Sharif asked if the system would be Mr. Thompson's system or would there be someone else who could work on the system in the future?

Ms. Bydon stated her understanding was it's their system however they could have other contractors come in however they would have to purchase the parts and materials through Johnson Control.

Mayor Sharif asked if they decided on a new system what the process would be.

Ms. Bydon indicated they could get a different company to install it and service it however they would have to purchase for the tower specifically materials through Johnson Control.

Councilmember Darden noted there was a source agreement with the city and Johnson Control that was approved in 2023.

On Motion by Duhart, seconded by Darden **Resolution #26,471** entitled **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT, AND ESTABLISH A PURCHASE ORDER TO JOHNSON CONTROL, INC. FOR THE REPLACEMENT OF THE BAC COOLING TOWER LOCATED AT COMPTON CITY HALL IN THE AMOUNT OF (\$524,177.50)"** was approved by the following vote on roll call:

AYES: Councilmembers – Duhart, Spicer, Bowers, Darden, Mayor Sharif
NOES: Councilmembers – None
ABSENT: Councilmembers – None

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PURCHASE AGREEMENT OF THE LEOSIGHT PUBLIC SAFETY PLATFORM AND COMMUNICATIONS SOFTWARE FOR A SIX-YEAR PERIOD, PAID IN FULL UPFRONT, AND ESTABLISH AN OPEN PURCHASE ORDER NOT TO EXCEED THREE HUNDRED FORTY SIX THOUSAND, FOUR HUNDRED AND NINETY EIGHT DOLLARS AND FORTY-TWO CENTS, (\$346,498.42)
ITEM PULLED BY STAFF (ITEM PULLED BY STAFF)

COUNCIL COMMENTS

Councilmember Darden offered the following communications/announcements:

- On July 15, 2026, she had the pleasure of attending the Grand Re-Opening and Ribbon Cutting Ceremony celebrating the newly renovated offices of the Community Legal Aid Southern Cal at the historic Thurgood Marshall Justice Center located at 725 W. Rosecrans Ave. Community Legal Aid Southern Cal has maintained a presence in Compton since 1993 providing free and low-cost civil legal services to the residents. Their work has included assistance with housing and tenant rights, family law matters, domestic violence support, consumer protection, immigration related legal services, community legal education and much more.
- On July 16, 2026, she attended the Swearing in Ceremony of Denzel Jordan Perry who was re-elected another term on the CUSD Board of Trustees.
- On July 16, 2026, she attended the Retired Compton Firemen's Luncheon.
- On July 18, 2026, she attended the Homegoing Services of John Banks former employee of the Legal Department. She represented the city along with former City Attorney, Legrand Clegg, offered formal condolences to the family and presented a resolution at the United Christian Fellowship Church on Atlantic Dr.

- On July 18, 2026, she attended the first Anniversary of the Compton Grocery Outlet, now owned and operated by Gary and Kathy Nailer. It's a fine store complete with a truly fine produce department.
- On July 25, 2026, she will be hosting a free paper shredding and e-waste at the Compton Town Shopping Center located on Compton Blvd and Alameda next to Burger King from 9am to 1pm. A flyer detailing acceptable items for shredding and electronic disposal is available on the Community Calendar on the front page of www.comptoncitiy.org.
- Republic Services picks up all bulky items; residents are allowed six items per quarter. Bulky items may include furniture such as chairs, sofas, mattresses and rugs, appliances including refrigerators, ranges, washers, dryers, etc. Please call Republic forty-eight hours in advance to pick up at 800-299-4898.
- The Los Angeles County Household Hazard and Electronic Waste Collection Program offers a free convenient way to responsibly dispose of items that do not belong in regular trash. For more information contact cleanla.lacounty.gov.
- She attended the 90th birthday celebration for Ms. Tommy Jean Williams on July 19, 2026.
- Patrick Stewart, former employee of the City of Compton, celebrated his milestone birthday on Saturday. He and his wife Jaris also celebrated their 50th Wedding Anniversary.
- Someone mentioned in their comments cleaning up the city. "Mr. City Manager I know we ordered a vacuum truck, and it was approved in this year's current budget so I would like to know if it has been ordered already so we can work hard to get our city cleaned up." She has been working hard on the Welcome to Compton sign for many years. In December 2023 she did a Power Point Presentation. They can and they will get the city cleaned up.
- She, the Mayor and her colleagues are continuing to build a better Compton.

Councilmember Bowers offered the following communications/announcements:

- "Mr. Groomes what's the likelihood of us looking at the two Rite Aids for restaurants and the old Home Savings Bank on Long Beach Blvd. that burned a few years ago?"
- "Have they begun advertising Cooling Stations since the weather is hot, is that in motion as well?"
- A community safety reminder whether you live in an apartment or single-family neighborhood public safety is a shared responsibility. Property owners, management and residents all play an important role in ensuring exterior lights are working, gate locks are functioning properly, surveillance cameras are maintained and safety concerns are communicated and addressed. The simple but effective measures help create safer neighborhoods and improve quality of life throughout the city.
- On July 23, 2026, the Compton Human Trafficking Task Force will reconvene at the Dollarhide Community Center from 1pm to 3pm. The collaborative effort brings together community leaders, service providers, educators, faith organizations, survivor leaders and public safety partners to strengthen prevention efforts, support survivors and continue building coordinated responses to Human Trafficking. "Thank you Restoration Diversion Services and everyone committed to the important work."
- One of the most important conversations happening right now is how do they move forward together after the tragic events over the 4th of July weekend. They are working with residents, Assemblymember Mike Gipson's Office, property representatives, community organizations and local partners to organize a public community meeting. The goal is to bring everyone together to answer questions, discuss safety, strategies, hear directly from residents and identify the immediate and long-term solutions to strengthen public safety throughout the city. Additional information will she shared once the plans are finalized.

- Last week he had the opportunity of participating in the Botswana Delegation Tour highlighting the proposed Nation's Plaza Project and other regional destinations. It was a valuable opportunity to see how cultural tourism, community investment and regional partnerships could work together to create destinations that attract visitors while enhancing the quality of life for the residents.
- As Compton prepares for opportunities surrounding the 2028 Olympic Games and beyond, he remains committed to supporting conversations and partnerships that help position the city for long-term economic growth, increase tourism and thoughtful improvements to make Compton an even better place to live, work and visit.
- He recognized everyone that participated in Saturday's Community Clean-up. Special thanks to Bright Lights of Compton, The Compton Initiative Navigators, the community volunteers, churches, residents, community partners and the City of Compton Public Works Department for investing their time and energy into beautifying the neighborhood. Their efforts continue to demonstrate what they can accomplish when they work together.
- He recognized the young people participating in the Compton Initiative Summer Internship Service Project. "Thank you for spending part of your summer giving back to your community."
- "Residents thank you for staying engaged, staying informed and continuing to being a part of the conversation as we work together to build a stronger more connected Compton."

Councilmember Spicer offered the following communications/announcements:

- This coming Saturday the Hub City Autism Network will be hosting the Hub Canes Autism Swim Club. A three-day event taking place at Leuders Park, 1500 E. Rosecrans on July 25th, August 1st and August 8, 2026, from 9am to 11am. Children must be five years or older. It's completely free and adult participation is required inside the pool.
- The Compton Rodeo hosted by the Compton Museum, Compton Cowboys and Connecting Compton has been moved to July 25, 2026, from 5pm to 10pm in the City of Commerce. Tickets are available for more details visit comptonrodeo.eventbrite.com.
- On August 1, 2026, they will be hosting their 2nd Annual Nas Hoops and Healing at Wilson Park, 123 N. Rose Avenue from 12-4pm.
- On August 8, 2026, at the Dollarhide Community Center his office will be hosting the 2nd Annual free dental and free vision event. Last year they served approximately 200 residents with dental and vision services including extractions, fillings and more for dental, free eye exams, glasses and more. Registration is required; registration information can be found on his social media pages and the city's website.
- "You all have a wonderful and blessed evening."

Councilmember Duhart offered the following communications/announcements:

- She apologized to Councilmember Bowers for interrupting him while giving his comments.
- Last Monday her office had the pleasure of attending the Grand Re-Opening of Serenity Senior Homes. They are proud to celebrate the milestone as Serenity Homes continues to expand, its impact with the location marked their fourth Senior Living Center. The achievement reflects a strong commitment to providing the senior residents with a safe, comfortable and affordable place to call home. If you or someone you know are in need of services, please call 310-763-7879.
- Last Wednesday her office attended the Grand Re-Opening and Ribbon Cutting Ceremony for Community Legal Aid Southern Cal. For years the organization has provided free and low-cost civil legal services to individuals and families throughout Southern California helping residents navigate legal matters involving housing, family law, consumer

protection, domestic violence, immigration, public benefits and other civil legal issues. Congratulations Community Legal Aid Southern Cal on the exciting milestone.

- Last Saturday she attended the one-year anniversary and Ribbon Cutting Ceremony Celebration for Compton Grocery Outlet. Special thanks to Gary and Kathy Nailer for their commitment to the community and stepping up to ensure that residents of Compton have continued access to fresh affordable groceries from a locally owned and independently operated neighborhood market. They also employ citizens from the City of Compton.
- Special thanks to the Water Department team. On Tuesday night around 8:30pm her office reported a water leak at Sebring Park. By 10:30am Wednesday morning the damaged valve had been replaced, and the leak was successfully repaired. “Thank you for your prompt response, professionalism and commitment to serving the residents of Compton. Your hard work does not go unnoticed, and we appreciate everything you do for the community.”
- The Compton EMS Corps are accepting sign-ups for their next five-month Cohort. The transformative program includes EMT Training, ride a long, life coaching, mentorship, job readiness training and a \$1500 per month stipend as well as job placement assistance after graduation. For more information visit comptonemscorps.org.
- “I would like to thank all of you for coming out this evening. Your presence, input and commitment to speaking up and working together help strengthen our community and move our city forward. You are the eyes and ears of our community, and your voice matters to me. Always remember to eat, shop and buy Compton, a safe, clean and friendly city.”

Mayor Sharif offered the following communications/announcements:

- She thanked everyone that was still there and those that came out to be a part of the meeting and take the time to be with them every Tuesday.
- She shared updates on how her office has been working for the residents to continue moving Compton forward.
- She encouraged everyone to stop by and check out the Discovery Headstart Center. They are doing great work with young children starting at age 3 months. She had the pleasure of attending the Grand Opening on July 13, 2026. The new facility is located at 1330 S. Long Beach Blvd. They provide early headstart services for children ages 0-3 years and 3-5 years in a beautiful learning environment designed to prepare the youngest residents for success. If you have young children or know of families that may benefit visit voala.org to learn more and apply.
- This past Friday her office partnered with the Los Angeles County Public Defender’s Office to host their Annual Freedom Through Expungement Fair. She’s proud to share that more than fifty residents received assistance beginning the process of clearing their records and helping to remove barriers for employment, housing and future opportunities. Every expungement represents a fresh start and she’s grateful to everyone that made the event such a success.
- Next Tuesday from 3-4pm representatives from AQMD, DTSC and the Los Angeles County of Public Health will be in the Council Chambers to provide updates regarding the World Oil incident and answer questions from Council and the public. “Mr. City Manager will it be on YouTube?”
- **City Manager Groomes** informed her that it would be broadcast as the regular Council Meetings are.
- Registration is still open for Compton Summer Surge Tech Week taking place July 27th through July 31, 2026, from 9am to 4pm at the Dollarhide Community Center in partnership with Touch Up, Inc. Youth ages 15-27 will gain hands-on experience in coding, cyber security, innovation, design, entrepreneurship and other emerging technologies through Real World Projects and Mentorship. To register please visit

comptontechweek.com or email info@touchuptech.org. She reassured the senior community that the event would not interfere with any of their regularly scheduled senior activities at Dollarhide.

- “Mr. City Manager I would like to request clarification regarding the city’s current process for organizations wishing to host community events.”
- It was brought to her attention that this past weekend the Compton Museum received a cease-and-desist order two days before its planned Compton Rodeo Event. To help prevent similar situations in the future she respectfully requested that the appropriate department attend the next Council Meeting to outline the required permits and documentation needed to host community events. The timelines for submitting applications, which departments oversees the approval process and best practices organizations should follow to remain in compliance. Additionally, she would appreciate clarification regarding the specific situation, including when Code Enforcement first became aware of the event, if attempts were made to work with organizers to solve any issues and why the decision was made to cancel the event two days before scheduled. Her goal moving forward was to ensure that every organization had a clear understanding of the city’s process and adequate time to address any concerns.
- Looking ahead, her office will continue working with community partners, regional agencies and city departments to expand opportunities for residents, strengthen transparency and ensure Compton was prepared to take full advantage of the many opportunities ahead including those leading up to the 2028 Olympics Games.
- “I thank you our residents for staying engaged and to my Council colleagues and city staff for your continued collaboration. Together we will continue building a safer, stronger and more united Compton. Have a safe evening, we’ll see you next Tuesday on the 28th”
- **Councilmember Duhart** noted that last week she asked the City Clerk to provide them with a list of all of the commissions, who were on the commissions and who put them on the commissions. She asked the City Clerk to make sure they have the information next week.

ADJOURNMENT

On motion by Duhart, seconded by Darden, the meeting was adjourned at 8:01pm by the following vote on roll call:

AYES: **Councilmembers – Duhart, Bowers, Darden, Mayor Sharif**
NOES: **Councilmembers – None**
ABSENT: **Councilmembers – Spicer**

SATRA D. ZURITA
CITY OF COMPTON CITY CLERK

EMMA SHARIF
MAYOR CITY OF COMPTON

September 15, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY TREASURER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING SIGNATURES ON CERTAIN ACCOUNTS AND NAMING CERTAIN CITY EMPLOYEES AS AUTHORIZED SIGNATORIES ON THOSE ACCOUNTS

SUMMARY

All prior resolutions adopted by the City Council authorizing specified City of Compton ("City") employees to sign on certain accounts shall be rescinded and the list of authorized City employees established to reflect those employees who shall be designated as authorized signatories.

BACKGROUND

The City Council adopted resolutions in the past, which identified certain City employees as authorized signatories to sign checks and/or warrants on behalf of the City of Compton, however, as the need arises it may become necessary to revise and update this list for various reasons.

STATEMENT OF THE ISSUE

Due to personnel changes, the current list of designated City employees authorized to be signatories on certain City accounts requires revision.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**BRANDON MIMS
CITY TREASURER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING SIGNATURES ON CERTAIN ACCOUNTS AND NAMING
CERTAIN CITY EMPLOYEES AS AUTHORIZED SIGNATORIES ON THOSE
ACCOUNTS**

WHEREAS, Section 701 of the Compton City Charter the City Treasurer shall be the custodian of all public funds belonging to or under the control of the City of Compton ("City"), or of any office, department or agency thereof, and to that end shall have power and be required to receive and have custody of all monies receivable by the City from any source and deposit all monies received in such depositories as may be designated by resolution of the City Council and in compliance with all of the provisions of the State Constitution and laws of the State, governing the handling, depositing and securing of public funds; and

WHEREAS, the City Council adopted resolutions in the past, which identified certain City employees as authorized signatories to sign checks and/or warrants on behalf of the City of Compton, however, as the need arises it may become necessary to revise and update this list for various reasons; and

WHEREAS, due to recent personnel changes, the list of designated City employees authorized to be signatories on certain City accounts requires revision; and

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

Section 1. That all prior resolutions adopted by the City Council authorizing specified City employees to sign on certain accounts is hereby rescinded and declared null and void.

Section 2. That the following list of designated City employees is hereby authorized to sign on the accounts listed in Section 3, below:

GROUP I (Department of the Treasurer):

- A. Brandon Mims, City Treasurer; or
- B. Claudia Mijares, Chief Deputy City Treasurer; or
- C. Claudia Eulloqui, Deputy City Treasurer; or
- D. Sonia Merritt, Deputy City Treasurer; or
- E. Michael C. Aguirre, Deputy City Treasurer

and

GROUP II (Department of the Controller):

- F. Lawrence Chiu, City Controller; or
- G. Jocelyn Logan, Deputy City Controller; or
- H. Maria David, Accounting Supervisor; or
- I. Austin Okunta, Accountant II

Each check and/or warrant must have two (2) signatures and must be a combination of one (1) signature of each group.

GROUP I: Authorized signers A, B, C, D and E
GROUP II: Authorized signers F, G, H and I

Section 3. That the persons in Section 2 of this Resolution are authorized signers on all City accounts:

- A. 2820 LHA Port-In
- B. 2820 LHA Admin. Fees
- C. 1201 Successor Agency
- D. 2100 PERS
- E. 1004 Measure P Fund
- F. 1528 Measure M DACA
- G. 1900 Prop C DACA
- H. 1520 Measure R DACA
- I. 6400 Liability
- J. 6300 Workers Comp
- K. 2820 Local Housing Authority
- L. 1001 General Account
- M. 5000 Merchant Account
- N. 2000 Metro Funds
- O. Wells Fargo Payroll Account
- P. BMO Investment Accounts
- Q. LAIF Investment Accounts
- R. CAMP Investment Accounts

Section 4. That the City Clerk shall certify sufficient copies for the City Treasurer to transmit certified copies to each and every appropriate depository.

Section 5. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Treasurer and the City Clerk.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 City Council of the City of Compton, signed by the Mayor and attested to by the Clerk at a regular meeting thereof held on the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

September 15, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12)
MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES
FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206
NORTH LONG BEACH BOULEVARD

SUMMARY

The City Council will consider a request by the Restoration Diversion Services organization to authorize the City Manager to enter into a twelve (12) month lease agreement period beginning October 1, 2026, through September 30, 2027, for the lease of approximately 805 square feet of indoor space and 4,195 square feet of outdoor space at City-owned property located at 206 North Long Beach Boulevard, Compton, CA 90221.

BACKGROUND

The City of Compton ("City") owns certain real property located at 206 North Long Beach Boulevard, Compton, California 90221. Pursuant to guidance from the City Council in November 2012, the City Manager implemented a City-wide leasing policy which mandates that City-owned facilities and/or property *shall not* be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement [City of Compton Standard Operating Manual, Policy 4.17(A)]. In addition to other matters, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate in a City-owned facility shall be ***at least One Dollar (\$1.00) per square foot for indoor space and Fifty Cents (\$0.50) per square foot for outdoor space or vacant property.***

In addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (gas, electricity, water, trash, etc.), maintenance and repairs, custodial services, and City security. However, the leasing policy does provide that a Tenant that has exclusive use/occupancy of the entire City facility and/or property ***shall be solely responsible for all utilities, janitorial, security, and minor, routine interior and exterior maintenance of the facility or property***, with the City responsible for structural and major repairs and maintenance.

STATEMENT OF ISSUE

According to the prospective Tenant, Restoration Diversion Services, founded in 2009, is a non-profit human services organization committed to serving the community in need by offering services and programs to victims of sex trafficking, such as snacks, toiletries, condoms, STI educational resources, GED preparation, a place to shower and additional resources based on the participants' needs. Restoration Diversion Services' mission is to provide a drop-in center offering temporary shelter, long-term housing, and other support services. Restoration Diversion Services collaborates with the Mary Magdalene Project, which is a court-ordered diversion program. The Mary Magdalene Project is an 18-session program addressing issues women encounter when departing the prostitution and sex trafficking industries.

The Mayor and Council authorized lease agreements for exclusive use and occupancy of the City-owned property at 206 North Long Beach Boulevard, Compton, CA 90221 on the following dates:

- On October 3, 2017, the City Council adopted Resolution No. 24,658, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on September 1, 2017, and ending on August 31, 2018.
- On October 22, 2019, the City Council adopted Resolution No. 25,142, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on October 1, 2019, and ending on September 30, 2020.
- On September 24, 2024, the City Council adopted Resolution No. 26,123, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on October 1, 2024, and ending on September 30, 2025.

Pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar (\$1.00) per year for each of the above-referenced lease agreements.

Restoration Diversion Services seeks City Council approval to continue leasing the building under a twelve (12)-month lease agreement, beginning October 1, 2026, and ending September 30, 2027. The proposed lease agreement will provide Restoration Diversion Services with exclusive use of the following space at 206 N. Long Beach Boulevard, Compton, California 90221:

Exclusive Indoor Square Footage:	805 square feet
Exclusive Outdoor Square Footage:	4,195 square feet

Total Exclusive Square Footage:	5,000 square feet
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FINANCIAL IMPACT

Unless the City Council decides to waive the minimum lease rate provisions of Policy 4.17(A)(1) of the City of Compton Leasing Policy, the estimated fiscal impact of the proposed action is a monthly lease revenue of **Two Thousand Nine Hundred Two Dollars and Fifty Cents (\$2,902.50)** to the General Fund for the term of the lease for an annual amount of Thirty-Four Thousand Eight Hundred Thirty Dollars and Zero Cents (\$34,830.00).

ALTERNATIVE

The Council has discretion to choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Restoration Diversion Services for the twelve (12)-month term requested (or offer a lesser term) as follows:
 - a. For the minimally recommended City policy rates of \$1.00 per square foot for 805 square feet of indoor space and \$0.50 per square foot for 4,195 square feet of outdoor space, for a total monthly rental amount of **\$2,902.50**.
 - b. For some other monthly rental rate.
_____ per month, or _____ per year.
2. Deny the request to enter into a lease agreement for this location by Restoration Diversion Services.

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A) at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

JANELLE BYDON
GENERAL SERVICES DEPARTMENT

APPROVED FOR FORWARDING:

JEROME GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12)
MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR
THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG
BEACH BOULEVARD**

WHEREAS, the City of Compton (“City”) owns certain real property located at 206 North Long Beach Boulevard, Compton, CA 90221; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate for a City-owned facility shall be *at least One Dollar (\$1.00) per square foot for indoor space and Fifty Cents (\$0.50) per square foot for outdoor or vacant property*; and

WHEREAS, in addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property *shall be solely responsible for all utilities, janitorial, security, and minor interior and exterior maintenance of the facility or property*; and

WHEREAS, the Mayor and City Council authorized lease agreements for exclusive use and occupancy of the City-owned property at 206 North Long Beach Boulevard, Compton, CA 90221 on the following dates:

- On October 3, 2017, the City Council adopted Resolution No. 24,658, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on September 1, 2017, and ending on August 31, 2018.
- On October 22, 2019, the City Council adopted Resolution No. 25,142, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on October 1, 2019, and ending on September 30, 2020.
- On September 24, 2024, the City Council adopted Resolution No. 26,123, which authorized Restoration Diversion Services to enter into a lease agreement for a period of twelve (12) months, commencing on October 1, 2024, and ending on September 30, 2025.

WHEREAS, pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar (\$1.00) per year for each of the above-referenced lease agreements; and

WHEREAS, the lease agreement with Restoration Diversion Services has expired, and they seek City Council approval to enter into a twelve (12)-month lease agreement period beginning October 1, 2026, through September 30, 2027, for exclusive occupation of the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for the purpose of administrative office and support services for their organization; and

Exclusive Indoor Square Footage	805 square feet
Exclusive Outdoor Square Footage	4,195 square feet
Total Exclusive Square Footage	5,000 square feet

WHEREAS, the City Council has the discretion of authorizing a lease agreement with Restoration Diversion Services and choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Restoration Diversion Services for the twelve (12)-month term requested (or offer a lesser term) as follows:
 - a. For the minimally recommended City policy rates of \$1.00 per square foot for 805 square feet of indoor space and \$0.50 per square foot for 4,195 square feet of outdoor space, for a total monthly rental amount of **\$2,902.50**.
 - b. For some other monthly rental rate.
_____ per month, or _____ per year.
2. Deny the request to enter into a lease agreement for this location by Restoration Diversion Services.

WHEREAS, staff recommends adherence to the current Standard Operating Manual, Policy 4.17 (A) at this time; however, the decision to increase the rental amount and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

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 Legal Division, is authorized to enter into a twelve (12)-month lease agreement period beginning October 1, 2026, through September 30, 2027, with Restoration Diversion Services for the exclusive use of approximately 5,000 square feet of space within the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for the purposes of administrative offices and support services.

Section 2. That Restoration Diversion Services shall be responsible for all utilities, janitorial, security, and minor and routine interior and exterior maintenance of the facility or property, and the rental rate for the twelve (12)- months of the lease agreement shall be:

- a. For the minimally recommended City policy rates of \$1.00 per square foot for 805 square feet of indoor space and \$0.50 per square foot for 4,195 square feet of outdoor space, for a total monthly rental amount of **\$2,902.50**.
- b. For some other monthly rental rate.
_____ per month, or _____ per year.

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, Legal Division, General Services, and Public Safety–Security Division.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
RESTORATION DIVERSION SERVICES**

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 **RESTORATION DIVERSION SERVICES** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **206 North Long Beach Boulevard, Compton, California 90221**; and

WHEREAS, on September ____, 2026, the City Council adopted **Resolution No. ******, which authorized the City Manager to enter into a lease agreement with the **Restoration Diversion Services** (“Lessee”) for a period of twelve (12) months, commencing October 1, 2026, through September 30, 2027, 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 Facility
206 North Long Beach Boulevard
Compton, California 90221**

[The “Site”]

**Lessee shall lease approximately 805 square feet of indoor office space
and 4,195 square feet of outdoor space at the location.**

Total Exclusive Square Footage	5,000 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 twelve (12) months, commencing October 1, 2026, and shall terminate on September 30, 2027, 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 **Two Thousand Nine Hundred Two Dollars and Fifty Cents (\$2,902.50) per month**, based on a rental rate of \$1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and \$0.50 per square foot for outdoor space [i.e. 4,195 Sq. Ft.] of exclusive use. 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: 206 N. Long Beach Blvd.]

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.), 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, for any commercial purposes not stated herein, or for any campaign activity as defined in California Government Code section 8314. 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.

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. Unless otherwise agreed by Owner in writing, Lessee shall, at its sole cost and expense, make arrangements for and pay for all utilities used by Lessee at or upon the Premises, including but not limited to electric, gas, water, sewer, trash disposal and any other utility charges in connection with the Lessee's use of the leased Premises and security. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises 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, 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. Lessee shall be responsible for the general maintenance and upkeep, custodial, janitorial, landscaping installation and maintenance, security, non-structural repair, and all other non-structural upkeep of the Premises that it occupies. 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/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

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

To LESSEE: Restoration Diversion Services

Attn: Pamela Bryant, President
(310) 906-9154

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions, or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations, or agreements, either verbal or written, between 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.

**RESTORATION DIVERSION SERVICES
LESSEE**

By _____
Pamela Bryant, President

Dated: _____

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____
Janelle Bydon, Director
General Services Department

Dated: _____

Approved by:

By _____
Jerome Groomes, City Manager

Dated: _____

Approved as to form:

By _____
Legal Division

Dated: _____

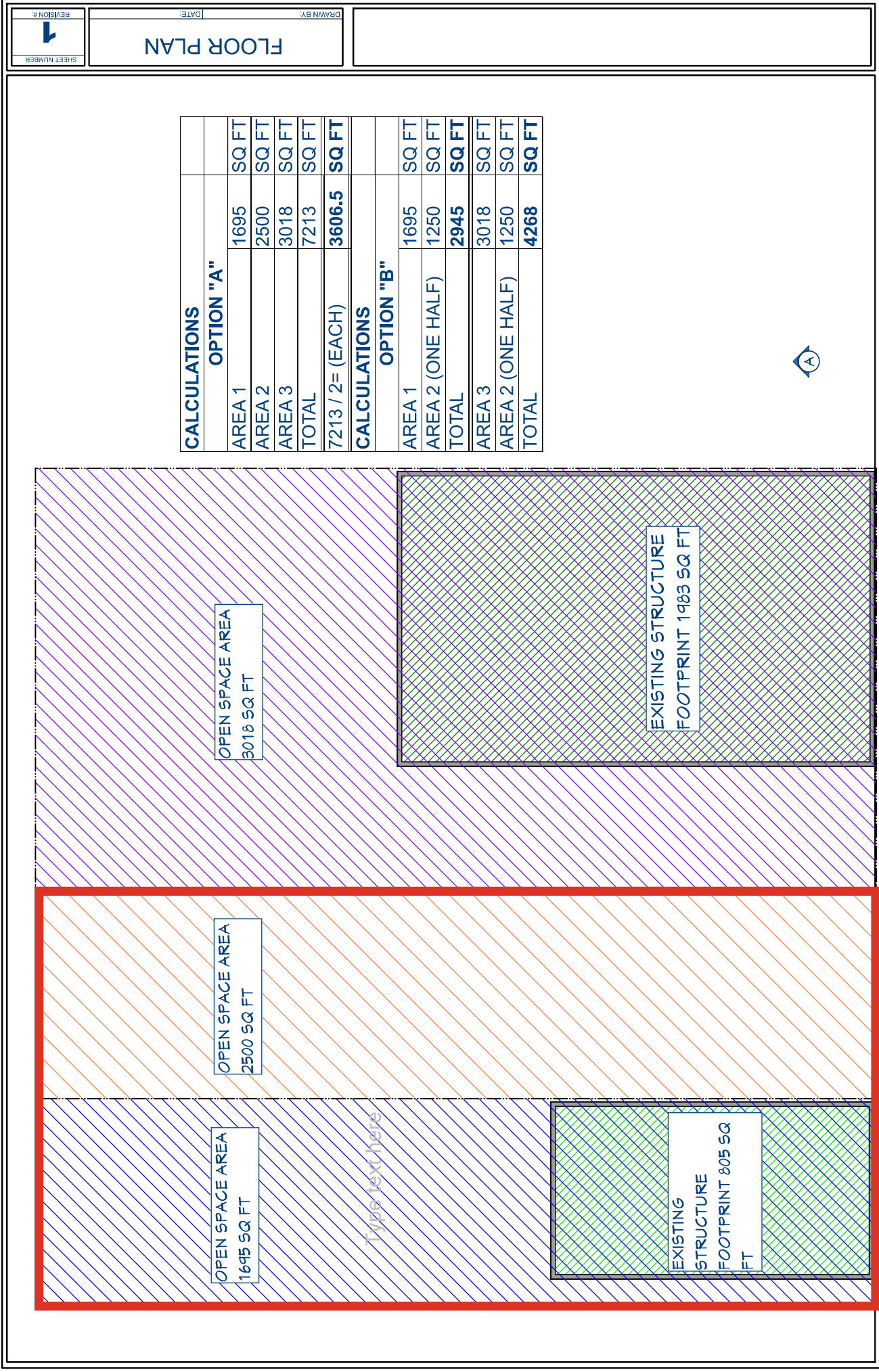
ATTEST:

Dated: _____

By _____
Satra D. Zurita, City Clerk

Restoration Diversion Services

206 N. Long Beach Blvd.



CALCULATIONS			
OPTION "A"			
AREA 1	1695	SQ FT	
AREA 2	2500	SQ FT	
AREA 3	3018	SQ FT	
TOTAL	7213	SQ FT	
7213 / 2= (EACH)	3606.5	SQ FT	
CALCULATIONS			
OPTION "B"			
AREA 1	1695	SQ FT	
AREA 2 (ONE HALF)	1250	SQ FT	
TOTAL	2945	SQ FT	
AREA 3	3018	SQ FT	
AREA 2 (ONE HALF)	1250	SQ FT	
TOTAL	4268	SQ FT	

Indoor Cost: \$805.00
Outdoor Cost: \$2,097.50
Monthly Lease Payment: \$2,902.50

RESOLUTION NO. 24,658

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12)
MONTH LEASE AGREEMENT WITH RESTORATION DIVERSION
SERVICES FOR CITY-OWNED PROPERTY LOCATED AT 208 NORTH
LONG BEACH BOULEVARD**

WHEREAS, the City of Compton owns certain real property located at 208 North Long Beach Boulevard, consisting of an approximate 684 square feet of indoor space; and

WHEREAS, Restoration Diversion Services is a non-profit human services organization serving the community by offering services and programs to sex victims ranging from providing snacks, toiletries, STI's educational resources, GED preparation, a place to shower, condoms, and additional resources based on the participants needs; and

WHEREAS, Restoration Diversion Services collaborates with the Mary Magdalene Project, which is a 18-session court-ordered diversion program addressing issues women encounter when departing the prostitution and sex trafficking industries; and

WHEREAS, Restoration Diversion Services seeks City Council approval to enter into a twelve (12) month lease agreement with the City of Compton, beginning September 1, 2017 through August 31, 2018, for exclusive occupation of the entire property – approximately 684 square feet of indoor space – located at 208 North Long Beach Boulevard; and

WHEREAS, in 2012, pursuant to guidance of the City Council, a City-wide leasing policy was adopted which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council and execution of a written lease agreement, in addition to requiring that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee with a standard leasing rate for indoor floor space in a City-owned facility of at least One Dollar (\$1.00) per square foot; and

WHEREAS, Restoration Diversion Services has requested that the Council authorize a leasing rate different than required by the City's Leasing Policy; more specifically, a lesser rental amount (i.e. \$1.00 for the 12-month term). RDS will be responsible for provision and payment of all utilities, routine maintenance, minor repairs, custodial, and security; and

WHEREAS, pursuant to the City Leasing Policy, the decision to lease City-owned property and the setting of the lease rate rests in the discretion of the City Council.

**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 authorized to execute a twelve (12) month lease agreement, effective September 1, 2017 through August 31, 2018, with Restoration Diversion Services for the exclusive use of the entire indoor space of the property located at 208 North Long Beach Boulevard, Compton, consisting of approximately 684 square feet for use as general office space for support services.

Section 2. That the lease rate for the twelve (12) month term of the lease agreement shall be \$1.00 per year

Section 3. That Restoration Diversion Services shall be responsible for provision and payment of all general utilities, janitorial, security, and interior and exterior maintenance of the premises/property.

Section 4. That Account No. 1001 000 000 3420 has been established to receive lease payments for the 208 North Long Beach Boulevard property.

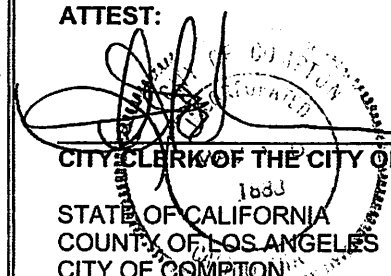
Section 5. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services and City Attorney's Office.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 3rd day of October, 2017.


MAYOR OF THE CITY OF COMPTON

ATTEST:

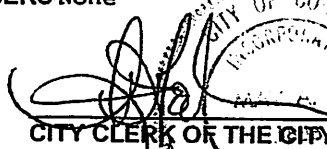

CITY CLERK OF THE CITY OF COMPTON

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

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the 3rd day of October, 2017.

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

AYES: COUNCIL MEMBERS Zurita, Galvan, McCoy, Sharif, Brown
NOES: COUNCIL MEMBERS None
ABSTAIN: COUNCIL MEMBERS None
ABSENT: COUNCIL MEMBERS None


CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. _____

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
2 AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH
3 AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR THE LEASE
4 OF CITY-OWNED PROPERTY LOCATED AT 208 NORTH LONG BEACH
BOULEVARD.

5 WHEREAS, the City of Compton owns certain real property located at 208 North
6 Long Beach Boulevard; and

7 WHEREAS, pursuant to guidance of the City Council, in November 2012, the City
8 Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy
9 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased
without first obtaining proper authorization from the City Council (i.e. an adopted resolution)
and execution of a written lease agreement; and

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

13 WHEREAS, in addition to this required minimum base rental rate, the leasing policy
14 addresses recovery of the costs incurred by the City for the provision of the following
15 services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs,
16 custodial services and City security. However, the leasing policy does provide that a
17 Tenant that will have exclusive use/occupation of the entire City facility and/or property
*shall be solely responsible for all utilities, janitorial, security, and minor and customary
interior and exterior maintenance of the facility or property*; and

18 WHEREAS, on October 3, 2017, the City Council adopted Resolution No. 24,658,
19 which authorized a 1-year lease agreement with Restoration Diversion Services
20 ("Restoration") to provide sole occupation of the City-owned building at 208 North Long
Beach Boulevard and pursuant to Council discretion and authority, the rental amount for
the lease term was reduced to One Dollar (\$1.00) per year; and

21 WHEREAS, the current lease agreement with Restoration has expired and they
22 seek City Council approval to enter into a Twelve (12) month lease agreement (i.e. October
23 1, 2019 through September 30, 2020), for exclusive occupation of the City-owned building
located at 208 North Long Beach Boulevard; and

24 WHEREAS, Restoration has requested that the Council authorize a leasing rate
25 different than required by the City's Leasing Policy; more specifically, a lesser rental
amount of \$1.00 per year; and

26 WHEREAS, if the Council finds that the public benefit received by the City and its
27 residents is of far more value than the true cost; as reflected within the City's Leasing
28 Policy; of providing use of City-owned property, the decision to revise, reduce or waive
certain provisions of the City's Leasing Policy rests in the discretion of the City Council.

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

31 Section 1. That the City Manager, upon the approval of the City Attorney, is
32 authorized to enter into a twelve (12) month lease agreement, effective retroactively from
October 1, 2019 through September 30, 2020, with Restoration Diversion Services for the
exclusive use of approximately 684 square feet of space within the City-owned building
located at 208 North Long Beach Boulevard, Compton for purposes of administrative
offices and support services.

Resolution No. _____
Page 2

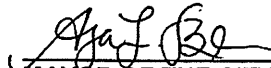
Section 2. That the rental rate for the twelve (12) month term of the lease agreement shall be one Dollars (\$1) per year, and Lessee/Tenant shall be responsible for all utilities, janitorial, security, and minor and routine interior and exterior maintenance of the facility or property.

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 Security), City Clerk, City Controller, General Services, 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 22nd day of October, 2019.


MAYOR OF THE CITY OF COMPTON

ATTEST:


CITY CLERK OF THE CITY OF COMPTON
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the 22nd day of October, 2019.

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

AYES:	COUNCIL MEMBERS-	Galvan, McCoy, Sharif, Brown
NOES:	COUNCIL MEMBERS-	None
ABSTAIN:	COUNCIL MEMBERS-	None
ABSENT:	COUNCIL MEMBERS-	Chambers


CITY CLERK OF THE CITY OF COMPTON
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

RESOLUTION NO. 26,123

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12)
MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR
THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG
BEACH BOULEVARD

WHEREAS, the City of Compton owns certain real property located at 206 North Long Beach Boulevard, Compton, CA 90221; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate for a City-owned facility shall be *at least One Dollar (\$1.00) per square foot for indoor space and Fifty Cents (\$0.50) per square foot for outdoor or vacant property*; and

WHEREAS, in addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property *shall be solely responsible for all utilities, janitorial, security, and minor interior and exterior maintenance of the facility or property*; and

WHEREAS, on October 22, 2019, the City Council adopted Resolution No. 25,142, which authorized a 1-year lease agreement with Restoration Diversion Services to provide sole occupation of the City-owned building and pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar (\$1.00) per year; and

WHEREAS, the lease agreement with Restoration Diversion Services has expired, and they seek City Council approval to enter into a Twelve (12) month lease agreement (i.e. October 1, 2024, through September 30, 2025), for exclusive occupation of the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for the purpose of administrative office and support services for their organization; and

Exclusive Indoor Square Footage	805 square feet
Exclusive Outdoor Square Footage	4,195 square feet
Total Exclusive Square Footage	5,000 square feet

WHEREAS, the City Council has the discretion of authorizing a lease agreement with Restoration Diversion Services and choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Restoration Diversion Services for a twelve (12) month term requested (or offer a lesser term) as follows:
 - a. For the minimally recommended City policy rates (i.e. \$1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and \$0.50 per square foot for outdoor space [i.e. 5,000 Sq. Ft.]) of Two Thousand Nine Hundred Two Dollars and Fifty Cents (\$2,902.50) per month.
 - b. For some other monthly rental rate.
_____ per month, or _____ \$1 _____ per year.

2. Deny the request to enter into a lease agreement for this location by Sylvia Nunn Angels.

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 authorized to enter into a twelve (12) month lease agreement, effective October 1, 2024, through September 30, 2025, with Restoration Diversion Services for the exclusive use of approximately 5,000 square feet of space within the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for purposes of administrative offices and support services.

Section 2. That Restoration Diversion Services shall be responsible for all utilities, janitorial, security, and minor and routine interior and exterior maintenance of the facility or property, and the rental rate for the twelve (12) month of the lease agreement shall be:

- a. For the minimally recommended City policy rates (i.e. \$1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and \$0.50 per square foot for outdoor space [i.e. 5,000 Sq. Ft.]) of \$2,902.50 per month for the total exclusive location.

Total cost - **Two Thousand Nine Hundred Two Dollars and Fifty Cents (\$2,902.50) per month**, or Thirty-Four Thousand Eight Hundred Thirty Dollars and Zero Cents (\$34,830.00) annually.

- b. For some other monthly rental rate.

_____ per month, or \$1 _____ per year.

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-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 24th day of SEPTEMBER, 2024.


MAYOR OF THE CITY OF COMPTON

ATTEST:


CITY CLERK OF THE CITY OF COMPTON



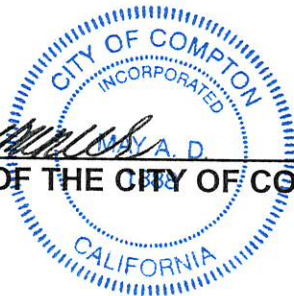
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, 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 the 24th day of SEPTEMBER, 2024.

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

AYES: COUNCIL MEMBERS-DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: COUNCIL MEMBERS-NONE
ABSTAIN: COUNCIL MEMBERS-NONE
ABSENT: COUNCIL MEMBERS-NONE


CITY CLERK OF THE CITY OF COMPTON



September 15, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3)
YEAR LEASE AGREEMENT WITH COALITION FOR HUMANE
IMMIGRANT RIGHTS (CHIRLA) FOR THE LEASE OF CITY-OWNED
PROPERTY LOCATED AT 700 NORTH BULLIS ROAD (NORTH SIDE)**

SUMMARY

The City Council will consider a request from the Coalition for Humane Immigrant Rights (CHIRLA) organization and authorize the City Manager to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029), agreement for the lease of approximately 666 square feet of dedicated indoor space at City-owned property, located at 700 North Bullis Road, Compton, CA 90221 commonly known as the “CareerLink” facility.

BACKGROUND

The City of Compton owns certain real property located at 700 North Bullis Road, commonly known as the “CareerLink” facility. This property is used as a “shared-occupancy” facility, offering indoor space for lease to outside agencies, organizations, and individuals.

CHIRLA has been a tenant at the CareerLink facility since February 2020 and provides immigration-related services, community outreach, educational workshops, and legal assistance programs to community members. Since its initial occupancy, the City Council has approved subsequent lease renewals for CHIRLA.

On July 13, 2026, CHIRLA submitted a request to lease approximately 666 square feet of office space on the north side of the CareerLink facility to support the expansion of its programs and services.

Because the additional space depends on future grant funding, CHIRLA requested that the office space be leased under a separate agreement from its primary lease. Maintaining a separate lease agreement allows the organization the flexibility to decline, terminate, or otherwise modify its occupancy of the additional space should anticipated funding not materialize.

Pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy which mandates that City-owned facilities and/or property *shall not* be leased without first obtaining proper authorization from the City Council (i.e., an adopted resolution) and execution of a written lease agreement [City of Compton Standard Operating Manual, Policy 4.17(A)(1)]. In addition to other matters, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the shared-occupancy of the Lessee 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.**

In addition to the base minimum rental rate of \$1.00 per square foot for indoor space, proposed lease agreements are to address the City's costs for utilities, maintenance, and repairs. The City Controller has identified the cost as **Two Dollars and Two Cents (\$2.02) per square foot.**

Thus, the cost to the City will be recovered through a recommended minimum monthly rental rate based on a square-footage charge of **\$3.02 (i.e., a \$ 1.00 per square foot base rental rate plus \$2.02 per square foot for utilities, maintenance, and repairs).**

STATEMENT OF ISSUE

The proposed lease will permit CHIRLA to expand its operations and enhance the services currently provided to residents of the City of Compton. The separate lease structure protects both the City and CHIRLA by clearly distinguishing the organization's existing leased space from the grant-funded expansion space.

Staff has reviewed the request and determined that the proposed use is compatible with the shared-use purpose of the CareerLink facility and that sufficient space is available to accommodate the request.

This proposed lease agreement will provide CHIRLA with exclusive use of the following indoor space at the CareerLink facility:

Indoor square footage

Northside Office Space	666 Square Feet
------------------------	-----------------

Total Exclusive Indoor Square Footage	666 Square Feet
--	------------------------

If approved, the City Council will authorize the City Manager to enter into a lease agreement with Coalition for Humane Immigrant Rights (CHIRLA) for a three (3) year (i.e., October 1, 2026, through September 30, 2029) term, for exclusive occupation of the above-indicated indoor spaces of the CareerLink site.

FINANCIAL IMPACT

Unless the Council decides to waive the minimum lease rental rate requirements of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a base monthly lease rental rate of **Two Thousand Eleven Dollars and Thirty Two Cents (\$2,011.32)** for the term of the lease, resulting in an annual amount of **Twenty-Four Thousand One Hundred Thirty-Five Dollars and Eighty-Four Cents (\$24,135.84)**.

ALTERNATIVE

The Council has discretion to choose from among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Coalition for Humane Immigrant Rights (CHIRLA), for a three (3) year (i.e., October 1, 2026, through September 30, 2029) term requested (or offer a lesser term) as follows:
 - a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$2,011.32 per month.
 - b. For some other monthly rental rate.

_____ per month, or _____ per year.

2. Reject the request to enter into a lease agreement for this location by the Coalition for Humane Immigrant Rights (CHIRLA).

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A), at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

**JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**JEROME GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR LEASE
AGREEMENT WITH COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)
FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 700 NORTH
BULLIS ROAD (NORTH SIDE)**

WHEREAS, the City of Compton owns certain real property located at 700 North Bullis Road, Compton, CA 90220, commonly known as the “CareerLink” facility; and

WHEREAS, in 2020, staff received a request from CHIRLA to lease office space at the CareerLink facility; and

WHEREAS, the Mayor and City Council approved Resolution No. 25,180 on January 7, 2020, which authorized the City Manager to enter into an agreement for February 1, 2020, through January 31, 2021; and

WHEREAS, following the expiration of that agreement, staff returned to the Mayor and City Council to request authorization to renew the lease agreement in 2023, 2024, and 2025; and

WHEREAS, on July 13, 2026, staff received a request from CHIRLA to renew and expand its office space; and

WHEREAS, in addition to renewing its current space, CHIRLA requests to expand its office space on the north side of the CareerLink facility to support its programs and services; and

WHEREAS, the additional space depends on future grant funding, CHIRLA requested that the office space be leased under a separate agreement from its primary lease; and

WHEREAS, CHIRLA is requesting the exclusive use of approximately 666 square feet of exclusive office space for the organization; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e., an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee 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, in addition to the required minimum base rental rate, the leasing policy addresses the recovery of costs incurred by the City for “Shared Occupancy” lease agreements for the provision of the following services: utilities (e.g., gas, electricity, water, trash, etc.), routine maintenance, custodial services and City security; and

WHEREAS, the Coalition for Humane Immigrant Rights, a non-profit organization, seeks City Council approval to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029), for the exclusive occupation of approximately 616 square feet of indoor space located on the north side of 700 North Bullis Road, Compton, CA 90221 for the purpose of administrative offices and support services; and

Indoor square footage
Northside Office Space

666 Square Feet

Total Exclusive Indoor Square Footage

666 Square Feet

WHEREAS, unless the Council decides to waive the minimum lease rental rate requirements of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a base monthly lease rental rate of **Two Thousand Eleven Dollars and Thirty Two Cents (\$2,011.32)** for the term of the lease, resulting in an annual amount of **Twenty-Four Thousand One Hundred Thirty-Five Dollars and Eighty-Four Cents (\$24,135.84)**; and

WHEREAS, the City Council has the discretion to consider several options, including authorizing the lease agreement with Coalition for Humane Immigrant Rights (CHIRLA), for a three (3) year (i.e., October 1, 2026, through September 30, 2029) term requested, approve a shorter lease term, approve the lease for the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$2,011.32 per month, approve a reduced rental rate, or reject the request to enter into a lease agreement for this location by CHIRLA); and

WHEREAS, staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A), at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

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 Legal Division, is authorized to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029), lease agreement with the Coalition for Humane Immigrant Rights for the exclusive use of approximately 666 square feet of space within the City-owned building located at 700 North Bullis Road, Compton, CA 90221, for purposes of administrative offices and support services.

Section 2. That the rental rate for the three (3) year term of the lease agreement shall be:

- a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$2,011.32 per month.
- b. For some other monthly rental rate.

_____ per month, or _____ per year.

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, Legal Division, General Services, and Public Safety-Security Division.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)**

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 the **COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **700 North Bullis Road, Compton, California 90221**, also known as the “**CareerLink**” 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 **Coalition for Humane Immigrant Rights (CHIRLA)** (“**Lessee**”) for a period of three (3) year (i.e., October 1, 2026, through September 30, 2029); 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 CareerLink Facility
700 North Bullis Road
Compton, California 90221**

[The “**Site**”]

Lessee shall lease approximately 666 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.

Indoor square footage

Northside Office Space

666 Square Feet

Total Exclusive Indoor Square Footage

666 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 three (30) years commencing on **October 1, 2026, and shall terminate on September 30, 2029**, 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 the total sum of **Five Thousand Four Hundred Ninety Dollars and Thirty-Six Cents (\$5,490.36)**, per month, based on a rental rate of **Three Dollars and Two Cents (\$3.02) per square foot** for each 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: CareerLink – 700 N. Bullis Rd.
Class Room 1A and Annex Building]**

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 on 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 b 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/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, administrators, 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 by 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

To LESSEE: Coalition for Humane Immigrant Rights

**2533 West 3rd Street, Suite 101
Los Angeles, California 90057
Attn: Zerihoun Yilma, Executive Director
(213) 440-5550
(213) 353-1344 – fax.**

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between 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.

**COALITION FOR HUMANE IMMIGRANT RIGHTS
LESSEE**

By _____
Zerihoun Yilma, Executive Director

Dated: _____

**CITY OF COMPTON/OWNER
Recommended for Approval:**

By _____
Janelle Bydon, Director
General Services Department

Dated: _____

Approved by:

By _____
Jerome Groomes, City Manager

Dated: _____

Approved as to form:

By _____
Legal Division

Dated: _____

ATTEST:

Dated: _____

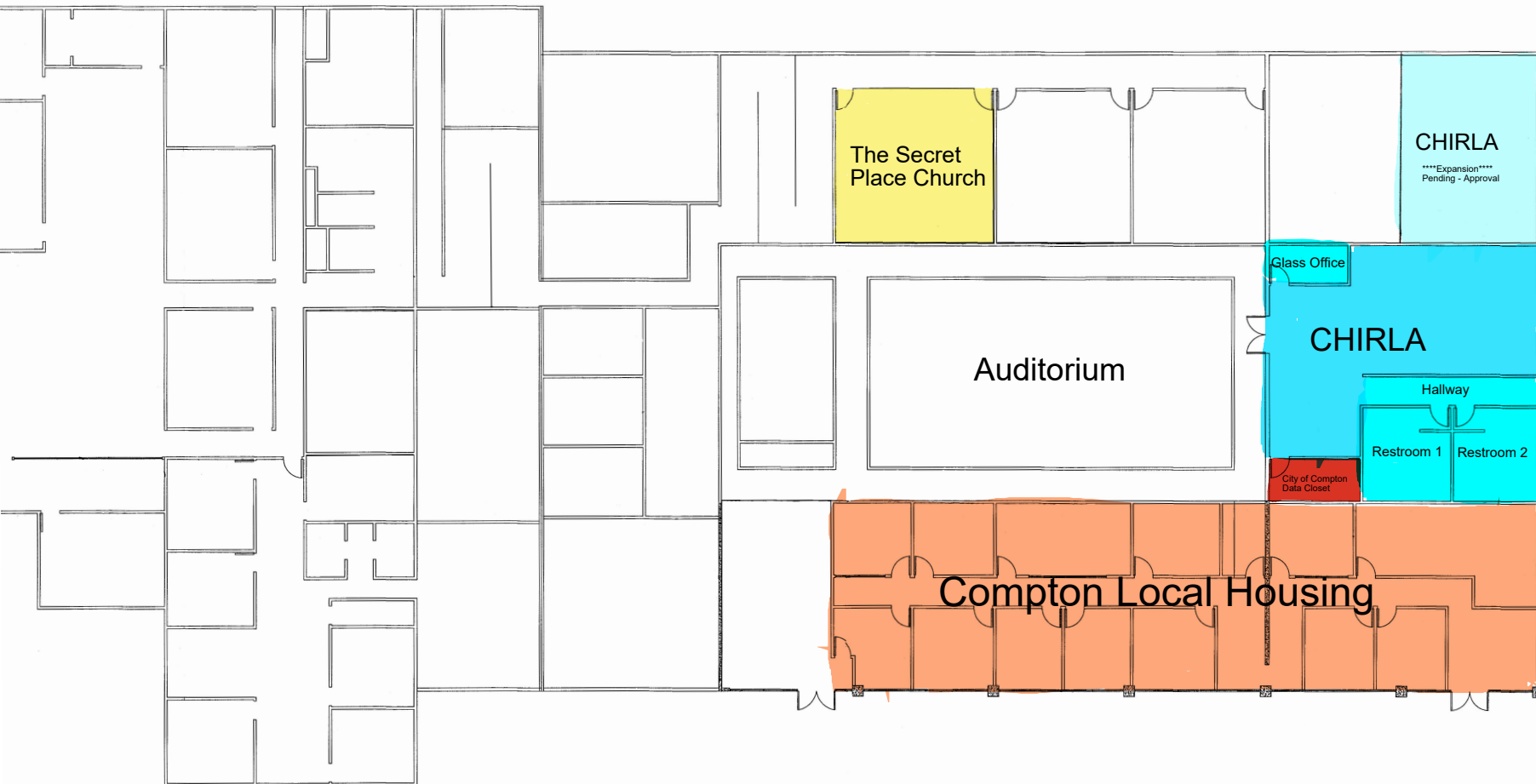
By _____
Satra D. Zurita, City Clerk

Attachments:

Resolution No. _____

Diagram of Premises

City of Compton Holiday Schedule



General Notes

No.	Revision/Issue	Date
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Firm Name and Address

Project Name and Address

700 North Bullis
City of Compton, CA 90220

Project	Sheet
Date	
Scale	

September 15, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3)
YEAR LEASE AGREEMENT WITH COALITION FOR HUMANE
IMMIGRANT RIGHTS (CHIRLA) FOR THE LEASE OF CITY-OWNED
PROPERTY LOCATED AT 700 NORTH BULLIS ROAD – CLASSROOM
1A**

SUMMARY

The City Council will consider a request from the Coalition for Humane Immigrant Rights (CHIRLA) organization and authorize the City Manager to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029), agreement for the lease of approximately 1,818 square feet of dedicated indoor space at City-owned property, located at 700 North Bullis Road, Compton, CA 90221 commonly known as the “CareerLink” facility.

BACKGROUND

The City of Compton owns certain real property located at 700 North Bullis Road, Compton, CA 90221, commonly known as the “CareerLink” facility. This property is used as a “shared-occupancy” facility, offering indoor space for leasing to outside agencies, organizations, and individuals.

In 2020, staff received a request from CHIRLA to lease office space at the CareerLink facility. The Mayor and City Council approved Resolution No. 25,180 on January 7, 2020, which authorized the City Manager to enter into an agreement for February 1, 2020, through January 31, 2021. Following the expiration of that agreement, staff returned to the Mayor and City Council to request authorization to renew the lease agreement in 2023, 2024, and 2025.

On July 13, 2026, staff received a request from CHIRLA to renew and expand their office space. CHIRLA is requesting continued use of its current leased premises, Classroom 1A, along with exclusive use of the glass office, restrooms 1 and 2, and the hallway within Classroom 1A, for a total of approximately 1,818 square feet of exclusive office space. This area includes a City of Compton data closet, which will not be included in their leased space.

In addition to the lease agreement for Classroom 1A, CHIRLA is requesting a separate lease for 666 square feet of office space on the north side of the CareerLink facility. This proposed lease will be presented to the City Council as a separate agenda item for consideration, as the additional space is contingent upon CHIRLA obtaining grant funding. CHIRLA has requested that the additional space be maintained under a separate agreement to provide the organization with the flexibility to decline or terminate the lease should the anticipated grant funding not be awarded or become unavailable.

Pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy which mandates that City-owned facilities and/or property *shall not* be leased without first obtaining proper authorization from the City Council (i.e., an adopted resolution) and execution of a written lease agreement [City of Compton Standard Operating Manual, Policy 4.17(A)(1)]. In addition to other matters, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the shared-occupancy of the Lessee 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**.

In addition to the base minimum rental rate of \$1.00 per square foot for indoor space, proposed lease agreements are to address the City's costs for utilities, maintenance, and repairs. The City Controller has identified the cost as **Two Dollars and Two Cents (\$2.02) per square foot**.

Thus, the cost to the City will be recovered through a recommended minimum monthly rental rate based on a square-footage charge of **\$3.02 (i.e., a \$ 1.00 per square foot base rental rate plus \$2.02 per square foot for utilities, maintenance, and repairs)**.

STATEMENT OF ISSUE

The Coalition for Humane Immigrant Rights (CHIRLA) was founded in 1986. In addition to offering a variety of low-cost, high-quality legal services, CHIRLA plans to bring programs and services that will benefit the community at large. Programs such as their Legal Support, Community Education and Outreach will provide free information, group seminars, presentations, and workshops on Coalition Building, Policy, Civic Engagement, Workers' Rights, Community/Police Relations, and other social services that affect the community.

CHIRLA remains dedicated to serving the residents of Compton and surrounding communities. Their presence in Compton has played a vital role in making immigration legal services more accessible to the community.

This proposed lease agreement will provide CHIRLA with exclusive use of the following indoor space at the CareerLink facility:

Indoor square footage

Classroom 1A	Cubicle Space	1,080 Square Feet
Classroom 1A	Glass Office	154 Square Feet
Classroom 1A	Restroom 1	210 Square Feet
Classroom 1A	Restroom 2	210 Square Feet
Classroom 1A	Hallway	164 Square Feet

Total Exclusive Indoor Square Footage 1,818 Square Feet

NOTE: Within the Premises leased by Tenant (Classroom 1A) is located a data storage closet, consisting of approximately 148 Square Feet (as reflected in the attached diagram). This data storage closet is not included within the exclusive use space leased by Tenant. Tenants have no right to use this data storage closet for any purpose whatsoever. Owner retains the exclusive right to use this data storage closet, and on twenty-four (24) hours' advance notice (less if an emergency dictates), Tenant shall have the right to enter upon and into the Tenant's leased space to gain access to this data storage closet.

If approved, the City Council will authorize the City Manager to enter into a lease agreement with Coalition for Humane Immigrant Rights (CHIRLA) for three (3) year (i.e., October 1, 2026, through September 30, 2029) term, for exclusive occupation of the above-indicated indoor spaces of the CareerLink site.

FINANCIAL IMPACT

Unless the Council decides to waive the minimum lease rental rate requirements of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a base monthly lease rental rate of **Five Thousand Four Hundred Ninety Dollars and Thirty Six Cents (\$5,490.36)** for the term of the lease, resulting in an annual amount of **Sixty Five Thousand Eight Hundred Eighty Four Dollars and Thirty Two Cents (\$65,884.32)**.

ALTERNATIVE

The Council has discretion to choose from among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Coalition for Humane Immigrant Rights (CHIRLA), for a three (3) year (i.e., October 1, 2026, through September 30, 2029) term requested (or offer a lesser term) as follows:

a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$5,490.36 per month.

b. For some other monthly rental rate.

_____ per month, or _____ per year.

2. Reject the request to enter into a lease agreement for this location by the Coalition for Humane Immigrant Rights (CHIRLA).

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A), at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

**JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**JEROME GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR LEASE
AGREEMENT WITH COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)
FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 700 NORTH
BULLIS ROAD – CLASSROOM 1A**

WHEREAS, the City of Compton owns certain real property located at 700 North Bullis Road, Compton, CA 90221, commonly known as the “CareerLink” facility; and

WHEREAS, in 2020, staff received a request from CHIRLA to lease office space at the CareerLink facility; and

WHEREAS, the Mayor and City Council approved Resolution No. 25,180 on January 7, 2020, which authorized the City Manager to enter into a lease agreement for February 1, 2020, through January 31, 2021; and

WHEREAS, following the expiration of that agreement, staff returned to the Mayor and City Council to request authorization to renew the lease agreement in 2023, 2024, and 2025; and

WHEREAS, on July 13, 2026, staff received a request from CHIRLA to renew and expand its office space; and

WHEREAS, CHIRLA is requesting continued use of its current leased premises, Classroom 1A, along with the exclusive use of the glass office, restrooms 1 and 2, and the hallway located within Classroom 1A, for a total of approximately 1,818 square feet of exclusive office space for the organization; and

WHEREAS, the proposed leased area includes a City of Compton data closet, which will not be included in its leased space; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e., an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee 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, in addition to the required minimum base rental rate, the leasing policy addresses the recovery of costs incurred by the City for “Shared Occupancy” lease agreements for the provision of the following services: utilities (e.g., gas, electricity, water, trash, etc.), routine maintenance, custodial services and City security; and

WHEREAS, the Coalition for Humane Immigrant Rights, a non-profit organization, seeks City Council approval to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029) lease agreement, for the exclusive occupation of approximately 1,818 square feet of indoor space located at 700 North Bullis Road, Compton, CA 90221 for the purpose of administrative offices and support services; and

<u>Indoor square footage</u>		
Classroom 1A	Cubicle Space	1,080 Square Feet
Classroom 1A	Glass Office	154 Square Feet
Classroom 1A	Restroom 1	210 Square Feet
Classroom 1A	Restroom 2	210 Square Feet
Classroom 1A	Hallway	164 Square Feet
Total Exclusive Indoor Square Footage		1,818 Square Feet

NOTE: Within the Premises leased by Tenant (Classroom 1A) is located a data storage closet, consisting of approximately 148 Square Feet (as reflected in the attached diagram). This data storage closet is not included within the exclusive use space leased by Tenant. Tenants have no right to use this data storage closet for any purpose whatsoever. The Owner retains the exclusive right to use this data storage closet and shall have the right to enter upon and into the Tenant’s leased space to gain access to this data storage closet with twenty-four (24) hours' notice to Tenant, or less notice if an emergency dictates.

WHEREAS, unless the Council decides to waive the minimum lease rental rate requirements of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a base monthly lease rental rate of **Five Thousand Four Hundred Ninety Dollars and Thirty Six Cents (\$5,490.36)** for the term of the lease, resulting in an annual amount of **Sixty Five Thousand Eight Hundred Eighty Four Dollars and Thirty Two Cents (\$65,884.32)**; and

WHEREAS, the City Council has the discretion to consider several options, including authorizing the lease agreement with Coalition for Humane Immigrant Rights (CHIRLA), for a three (3) year (i.e., October 1, 2026, through September 30, 2029) term requested, approve a shorter lease term, approve the lease for the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$5,490.36 per month, approve a reduced rental rate, or reject the request to enter into a lease agreement for this location by CHIRLA; and

WHEREAS, staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A), at this time; however, the decision to increase lease rental amounts and/or waive other requirements of the City’s Leasing Policy is at the discretion of the City Council.

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 Legal Division, is authorized to enter into a three (3) year (i.e., October 1, 2026, through September 30, 2029), lease agreement with the Coalition for Humane Immigrant Rights for the exclusive use of approximately 1,818 square feet of space within the City-owned building located at 700 North Bullis Road, Compton, CA 90221, for purposes of administrative offices and support services.

Section 2. That the rental rate for the three (3) year term of the lease agreement shall be:

- a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance, and repairs) of \$5,490.36 per month.
 - b. For some other monthly rental rate.
- _____ per month, or _____ per year.

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, Legal Division, General Services, and Public Safety-Security Division.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)**

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 the **COALITION FOR HUMANE IMMIGRANT RIGHTS (CHIRLA)** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **700 North Bullis Road, Compton, California 90221**, also known as the “**CareerLink**” 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 **Coalition for Humane Immigrant Rights (CHIRLA)** (“Lessee”) for a period of three (3) year (i.e., October 1, 2026, through September 30, 2029); 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 CareerLink Facility
700 North Bullis Road
Compton, California 90221**

[The “Site”]

Lessee shall lease approximately 1,818 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.

Indoor square footage

Classroom 1A	Cubicle Space	1,080 Square Feet
Classroom 1A	Glass Office	154 Square Feet
Classroom 1A	Restroom 1	210 Square Feet
Classroom 1A	Restroom 2	210 Square Feet
Classroom 1A	Hallway	164 Square Feet

Total Exclusive Indoor Square Footage 1,818 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.

Note: Within the Premises leased by Lessee (Room 1A) is located a data storage closet, consisting of approximately 102 square feet (as reflected in the attached diagram). This data storage closet is not included within the exclusive use space leased by Lessee. Lessee shall have no right to use of this data storage closet for any purpose whatsoever. Owner retains exclusive right to use of this data storage closet and on twenty-four (24) hour advance notice (less if an emergency dictates) to Lessee shall have the right to enter upon and into the Lessee's leased space to gain access to this data storage closet.

Section 2. Term. This Lease shall be for a term of three (3) years commencing on **October 1, 2026, and shall terminate on September 30, 2029**, 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 the total sum of **Five Thousand Four Hundred Ninety Dollars and Thirty-Six Cents (\$5,490.36)**, per month, based on a rental rate of **Three Dollars and Two Cents (\$3.02) per square foot** for each 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: CareerLink – 700 N. Bullis Rd.
Class Room 1A]**

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 on 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 b 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, administrators, 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

To LESSEE: Coalition for Humane Immigrant Rights
2533 West 3rd Street, Suite 101
Los Angeles, California 90057
Attn: Zerihoun Yilma, Executive Director
(213) 440-5550
(213) 353-1344 – fax.

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between 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.

COALITION FOR HUMANE IMMIGRANT RIGHTS
LESSEE

By _____
Zerihoun Yilma, Executive Director

Dated: _____

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____ **Dated:** _____
Janelle Bydon, Director
General Services Department

Approved by:

By _____ **Dated:** _____
Jerome Groomes, City Manager

Approved as to form:

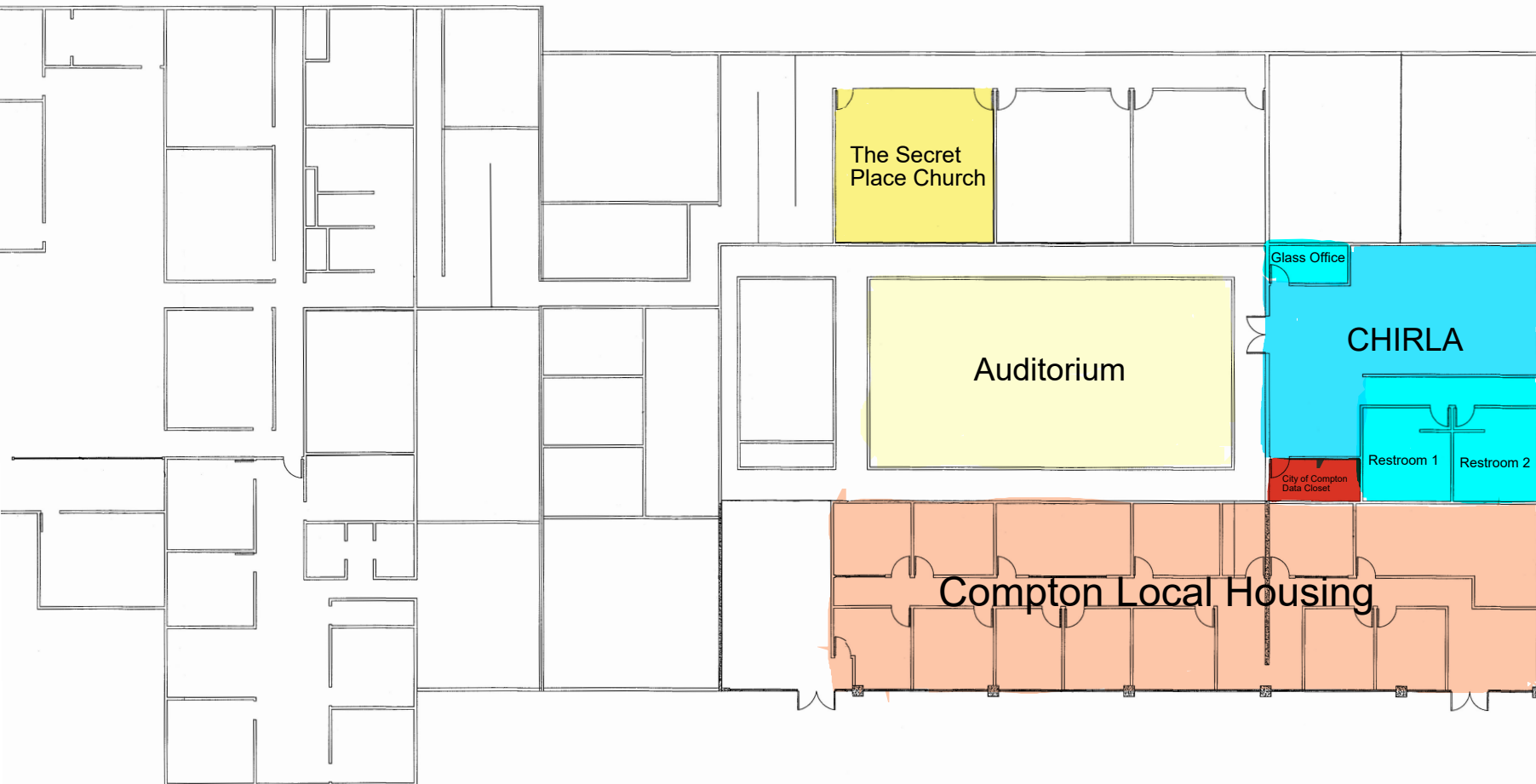
By _____ **Dated:** _____
Legal Division

ATTEST:

Dated: _____ **By** _____
Satra D. Zurita, City Clerk

Attachments:

Resolution No. _____
Diagram of Premises
City of Compton Holiday Schedule



General Notes

No.	Revision/Issue	Date
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Firm Name and Address

Project Name and Address

700 North Bullis
City of Compton, CA 90220

Project	Sheet
Date	
Scale	

September 15, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR
LEASE AGREEMENT WITH ENTRENOUS YOUTH EMPOWERMENT
SERVICES, INC. DBA COMPTON YOUTHBUILD FOR THE LEASE OF
CITY-OWNED PROPERTY LOCATED AT 1108 NORTH OLEANDER
AVENUE, COMPTON, CA 90222**

SUMMARY

The City Council will consider a request by Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild (“Compton YouthBuild”) and authorize the City Manager to enter into a one (1) year (i.e., October 1, 2026, through September 30, 2027) agreement with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) or the lease of approximately 4,750 square feet of indoor space at City-owned property, located at 1108 North Oleander, Compton, California 90222.

BACKGROUND

The City of Compton owns certain real property located at 1108 North Oleander, Compton, California 90222, commonly known as the “Old Dollarhide” facility. This property is used as a “shared occupancy” facility, offering indoor space for leasing to outside agencies, organizations, and individuals.

Compton YouthBuild has been a tenant at the facility since 2017, currently utilizing approximately 9,502 square feet of indoor space and sharing the facility with Crystal Stairs, Inc. The organization now wishes to expand its operations by leasing the former Dollarhide Health Clinic space.

Pursuant to the guidance of the City Council, in November 2012, the City Manager implemented a Citywide Leasing Policy requiring that City-owned facilities and/or property *shall not* be leased without prior authorization from the City Council through an adopted resolution and the execution of a written lease agreement, in accordance with the **City of Compton Standard Operating Manual (SOM), Policy 4.17(A)(1)**.

Among other provisions, the policy specifies that lease rates shall be based on the square footage of the leased premises and that the minimum rental rate for indoor space in a City-owned facility shall be One Dollar (\$1.00) per square foot.

In addition to the minimum base rental rate, proposed lease agreements are intended to recover the City's costs for utilities, maintenance, and repairs. The City Controller has calculated these costs at Two Dollars and Two Cents (\$2.02) per square foot.

Accordingly, the recommended minimum monthly rental rate is **Three Dollars and Two Cents (\$3.02)** per square foot, consisting of the \$1.00 base rental rate plus \$2.02 per square foot for utilities, maintenance, and repairs.

STATEMENT OF ISSUE

According to the prospective tenant, Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild, is an established, high-performing partner invested in the physical and social infrastructure of the City of Compton.

The proposed lease agreement will provide Compton YouthBuild with shared space at 1108 North Oleander Avenue, Compton, CA 90222, as follows:

Indoor Square Footage	4,750 square feet
Total Leased Square Footage	4,750 square feet

Compton YouthBuild seeks City Council approval to enter into a one (1) year lease agreement with the City, beginning October 1, 2026, through September 30, 2027, with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) for shared occupancy of the space. The leased space will be used for administrative offices and support services for their organization.

Compton YouthBuild also requests that the City Council authorize lease provisions that differ from the City's Leasing Policy by approving a reduced rental rate of One Dollar (\$1.00) per square foot for the term of the lease, consistent with the lease rate approved in 2017. If approved, Compton YouthBuild will be responsible for maintenance, minor repairs, custodial services, and security.

SOM Policy 4.17(A)(1) provides that *"only the City Council shall have the authority to reduce or waive the standard leasing rates and/or other costs required by the policy and the proposed lease agreement."* Therefore, City Council approval is required to reduce or waive the standard leasing rates established by the City's Leasing Policy.

FINANCIAL IMPACT

Unless the Council elects to waive the minimum lease rental rate requirements established by SOM Policy 4.17(A)(1), the proposed lease would generate a base monthly rental payment of **Fourteen Thousand Three Hundred Forty-Five Dollars (\$14,345.00)**, resulting in an annual General Fund revenue of One Hundred Seventy-Two Thousand One Hundred Forty Dollars (\$172,140.00) for the one-year lease term.

ALTERNATIVE

The Council has discretion to choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild, for the one (1) year lease agreement with the City, beginning October 1, 2026, through September 30, 2027, with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033, as requested (or offer a lesser term) as follows:

- a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance and repairs) of \$14,345.00 per month.

- b. For some other monthly rental rate.

_____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild.

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A) at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

**JANELLE BYDON, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**JEROME GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR LEASE
AGREEMENT WITH ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC. DBA
COMPTON YOUTHBUILD FOR THE LEASE OF CITY-OWNED PROPERTY
LOCATED AT 1108 NORTH OLEANDER AVENUE, COMPTON, CA 90222**

WHEREAS, the City of Compton owns certain real property located at 1108 North Oleander Avenue, Compton, CA 90222; and

WHEREAS, staff is requesting authorization for the City Manager to enter into a one (1) year (i.e., October 1, 2026, through September 30, 2027) agreement with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) or the lease of approximately 4,750 square feet of indoor space at City-owned property, located at 1108 North Oleander Avenue, Compton, California 90222; and

WHEREAS, Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild has been a tenant at the facility since 2017, currently utilizing approximately 9,502 square feet of indoor space on the north side of the building and sharing the facility with Crystal Stairs Inc.; and

WHEREAS, Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild wishes to expand its operations by leasing the former Dollarhide Health Clinic Space; and

WHEREAS, the existing agreement with the City and Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild is separate and distinct, and the agreement for the use of 9,502 of indoor square footage as authorized by the City Council on July 3, 2018, by Resolution No. 24,812 is not amended, superseded, terminated, or otherwise affected; and

WHEREAS, Pursuant to the guidance of the City Council, in November 2012, the City Manager implemented a Citywide Leasing Policy requiring that City-owned facilities and/or property *shall not* be leased without prior authorization from the City Council through an adopted resolution and the execution of a written lease agreement, in accordance with the **City of Compton Standard Operating Manual (SOM), Policy 4.17(A)(1)**; and

WHEREAS, among other provisions, the policy specifies that lease rates shall be based on the square footage of the leased premises and that the minimum rental rate for indoor space in a City-owned facility shall be One Dollar (\$1.00) per square foot; and

WHEREAS, in addition to the minimum base rental rate, proposed lease agreements are intended to recover the City's costs for utilities, maintenance, and repairs; the City Controller has calculated these costs at Two Dollars and Two Cents (\$2.02) per square foot; and

WHEREAS, accordingly, the recommended minimum monthly rental rate is **Three Dollars and Two Cents (\$3.02)** per square foot, consisting of the \$1.00 base rental rate plus \$2.02 per square foot for utilities, maintenance, and repairs; and

WHEREAS, Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild, a non-profit organization, seeks to enter into a one (1) year (i.e., October 1, 2026, through September 30, 2027) agreement with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) or the lease of approximately 4,750 square feet of indoor space at City-owned property, located at 1108 North Oleander, Compton, California 90222 for the purpose of administrative offices and support services for their organization; and

Shared Indoor Space	4,750 square feet
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Total Shared Indoor Space	4,750 square feet
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WHEREAS, the City Council has the discretion of authorizing a lease agreement with Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild and choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Entrenous Youth Empowerment Services, Inc., dba Compton YouthBuild, for the one (1) year term with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) as requested (or offer a lesser term) as follows:
 - a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance and repairs) of \$14,345.00 per month.
 - b. For some other monthly rental rate.

_____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild.

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 Legal Division, is authorized to enter into a one (1) year lease agreement, (i.e., October 1, 2026, through September 30, 2027), with Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild for approximately 4,750 square feet of shared space within the City-owned building located at 1108 North Oleander Avenue, Compton, California 90222 for purposes of administrative offices and educational support services.

Section 2. That a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) is hereby authorized.

Section 3. That a five-year option to extend (i.e., October 1, 2028, through September 30, 2033) is hereby authorized.

Section 4. That Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild shall be responsible for janitorial, security, and minor and routine interior and exterior maintenance of the facility or property, and the rental rate for the lease agreement annually shall be:

- a. For the minimally recommended City policy rates (i.e., \$1.00 per square foot plus utilities, maintenance and repairs) of \$14,345.00 per month.

b. For some other monthly rental rate.

_____ per month, or _____ per year.

Section 5. The existing agreement with the City and Entrenous Youth Empowerment Services, Inc. dba Compton YouthBuild is separate and distinct, and the agreement for the use of 9,502 of indoor square footage as authorized by the City Council on July 3, 2018, by Resolution No. 24,812, is not amended, superseded, terminated, or otherwise affected

Section 6. A certified copy of this Resolution shall be filed in the offices of the City Manager, Legal Division, City Clerk, City Controller, General Services, and Public Safety – Security Division.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC.
DBA COMPTON YOUTHBUILD**

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 **ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC. DBA COMPTON YOUTHBUILD** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **1108 NORTH OLEANDER, Compton, California 90222**, also known as the “Old Dollarhide” facility; and

WHEREAS, the Lessee is currently a party to a separate lease agreement with the City for space located on the Northside of the same building, and the Parties acknowledge that such lease shall remain in full force and effect according to its terms unless otherwise amended or terminated in writing; and

WHEREAS, on _____, the City Council adopted **Resolution No. _____** which authorized the City Manager to enter into a lease agreement with the **ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC. DBA COMPTON YOUTHBUILD** (“Lessee”) for a period of one (1) year, commencing October 1, 2026, through September 30, 2027, with a one-year option to extend (i.e., October 1, 2027, through September 30, 2028) and one five-year option to extend (i.e., October 1, 2028, through September 30, 2033) or the lease of approximately 4,750 square feet of indoor space at City-owned property, located at 1108 North Oleander, Compton, California 90222; 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:

Old Dollarhide Facility

**1108 North Oleander Avenue
Compton, California 90222**

[The “Site”]

Lessee shall lease approximately 4,750 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises).

Total Exclusive Square Footage	4,750 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 representations 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.

The Parties acknowledge that Lessee currently occupies separate leased premises located on the north side of the building pursuant to an existing agreement with the City. The Premises leased under this Agreement are separate and distinct from the premises covered by the existing north side lease. Nothing contained in this Agreement shall amend, supersede, terminate, or otherwise affect the rights and obligations of either party under the existing north-side lease, which shall remain in full force and effect unless modified or terminated by a separate written agreement executed by both parties.

Section 2. Term. This Lease shall be for a term of one (1) year, commencing October 1, 2026, and shall terminate on September 30, 2027, unless extended or terminated as otherwise provided herein.

Section 3. Rent. During the Lease term, the Lessee shall pay to Owner as rent for said Premises the total sum of **Fourteen Thousand Three Hundred Forty-Five Dollars and Zero Cents (\$14,345.00) per month**, based on a rental rate of \$1.00 per square foot for indoor space plus \$2.02 per square foot for utilities, maintenance, and repairs. 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

Payable to: City of Compton

[Please identify your Lease Site on the payment]

[Lease Site: 1108 North Oleander Avenue (Southside)]

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

**Administrative Offices and Educational Services
and Directly Related Activities**

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, for any commercial purposes not stated herein, or for any campaign activity as defined in California Government Code section 8314. 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., employee's salary) of providing access to the Premises/Site and of providing 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 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 provided 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, 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. Lessee shall be responsible for the general maintenance and upkeep, custodial, janitorial, landscaping installation and maintenance, security, non-structural repair, and all other non-structural upkeep of the Premises that it occupies. 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 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 any time, 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, administrators, 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 conditions 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.

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

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

To LESSEE: Entrenous Youth Empowerment Services, Inc.
DBA Compton YouthBuild
Post Office Box 689
Compton, CA 90223-6021
Attn: Sara Silva, Co-Founder/CFO
(310) 631-2000 Office
(310) 631-2036 - Fax

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between 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.

**ENTRENOUS YOUTH EMPOWERMENT SERVICES, INC.
DBA COMPTON YOUTHBUILD
LESSEE**

By _____
Sara Silva, Co-Founder/CFO

Dated: _____

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____ Dated: _____
Janelle Bydon, Director
General Services Department

Approved by:

By _____ Dated: _____
Jerome Groomes, City Manager

Approved as to form:

By _____ Dated: _____
Legal Division

ATTEST:

Dated: _____ By _____
Satra D. Zurita, City Clerk

ATCH: Resolution No. ****
Diagram of Premises
City of Compton Holiday Schedule



PROPOSAL TO LEASE VACANT SPACE

Date: July 6, 2026

To: City of Compton, Department of General Services

From: EntreNous Community Empowerment, Inc.
(DBA *EntreNous Youth Empowerment Services, Inc.* / DBA *Compton YouthBuild*)

Subject: Proposal to Lease Vacant Space (Former Dollarhide Health Clinic) at 1108 N. Oleander Ave., Compton, CA 90222

Executive Summary

EntreNous Community Empowerment, Inc. respectfully submits this proposal to lease the currently vacant space formerly occupied by the Dollarhide Health Clinic, located within our current facility at **1108 N. Oleander Ave., Compton, CA 90222**. As a deeply rooted community partner and an exemplary tenant of the City of Compton for nearly nine years, EntreNous aims to utilize this expanded footprint to scale our high-quality workforce and leadership development programs, directly benefiting Compton's residents and economically distressed families.

Organizational Foundations

- **Our Mission:** EntreNous delivers programs, resources and services to foster resilient and self-sustaining people.
- **Our Purpose:** To offer an integrated, human development approach to high-quality workforce and leadership development programs, education, resources, and services. Through the creation of an inclusive, equitable, and nurturing environment, we provide culturally relevant and rigorous instruction. The goal is to improve financial sustainability for people and families in economically distressed communities.

A Proven Track Record: A Trusted City Partner Since 2017

EntreNous is not just an applicant; we are an established, high-performing partner invested in the physical and social infrastructure of the City of Compton.

- **Flawless Tenancy:** We have leased space in this exact facility since **August 1, 2017**, consistently maintaining excellent standing with the City, meeting all lease obligations, and ensuring a safe, positive environment.
- **Capital Improvements:** We treat City property as a vital community asset. To date, EntreNous has self-funded and executed major tenant improvements totaling **over \$1.1**

EntreNous Community Empowerment, Inc.
CA Corporation 501c3 Not for Profit EIN # 45-5621689
1108 N. Oleander Avenue, Compton, CA 90222
(310) 631-2000





million dollars, significantly increasing the long-term asset value of this City-owned property.

Proposed Use of Space & Community Benefit

Acquiring the vacant former Dollarhide Health Clinic space will allow EntreNous to operationalize our human development approach at a greater scale. The expanded footprint will be used to increase the number of participants in our premier workforce training and educational programs:

1. **Construction & Green Technology Training:** Expanding our hands-on technical workshops to provide rigorous instruction in high-demand trades, green building, and sustainable infrastructure.
2. **Culinary Arts & Hospitality:** Scaling our culinary arts training and commercial kitchen capacity to prepare participants for immediate career placement, fostering long-term financial sustainability for local families.
3. **Accredited High School Diploma:** In partnership with YouthBuild Charter School of California, the expanded classroom space will allow EntreNous to expand our educational opportunities including a STEAM laboratory for career exploration in Energy Infrastructure.

By transforming this vacant space into an inclusive, nurturing, and active hub of workforce activity, the City of Compton will see a direct return in the form of enhanced economic mobility, reduced unemployment, and a more resilient local workforce.

Proposed Renovation & Estimated Tenant Improvement Costs

To successfully transition the vacant medical space into an active educational hub, EntreNous will undertake a complete interior renovation. This capital project will repurpose the former clinical layout into four (4) expansive, modern classrooms designed specifically for academic and occupational instruction.

A primary component of this renovation involves reconfiguring the legacy medical plumbing network:

- **Plumbing Scope & Remediation:** The current layout contains eighteen (18) individual examination room sinks. A licensed plumbing contractor will be engaged to thoroughly assess the current system condition, permanently cap off all 18 sinks, and evaluate the existing cast-iron sewer lines, which may require localized repairs or full replacement.
- **Estimated Capital Investment:** EntreNous projects the total cost for these comprehensive structural and plumbing transformations to be \$250,000. Following our established history with this facility, these expenses will be absorbed as a significant tenant improvement, further increasing the asset value of the City-owned property.

EntreNous Community Empowerment, Inc.
CA Corporation 501c3 Not for Profit EIN # 45-5621689
1108 N. Oleander Avenue, Compton, CA 90222
(310) 631-2000





Next Steps

EntreNous is prepared to enter immediate negotiations regarding lease terms, square footage adjustments, and timeline integration. We welcome the opportunity to tour the space with General Services staff to align logistics.

Thank you for your continued partnership and for considering this opportunity to build a stronger, more resilient Compton together. I am authorized by the Board of Directors to enter into this lease agreement.

Sincerely,

A handwritten signature in black ink that reads "Sara A. M. Silva".

Sara A. M. Silva
Co-Executive Director, CFOO

Attachments:

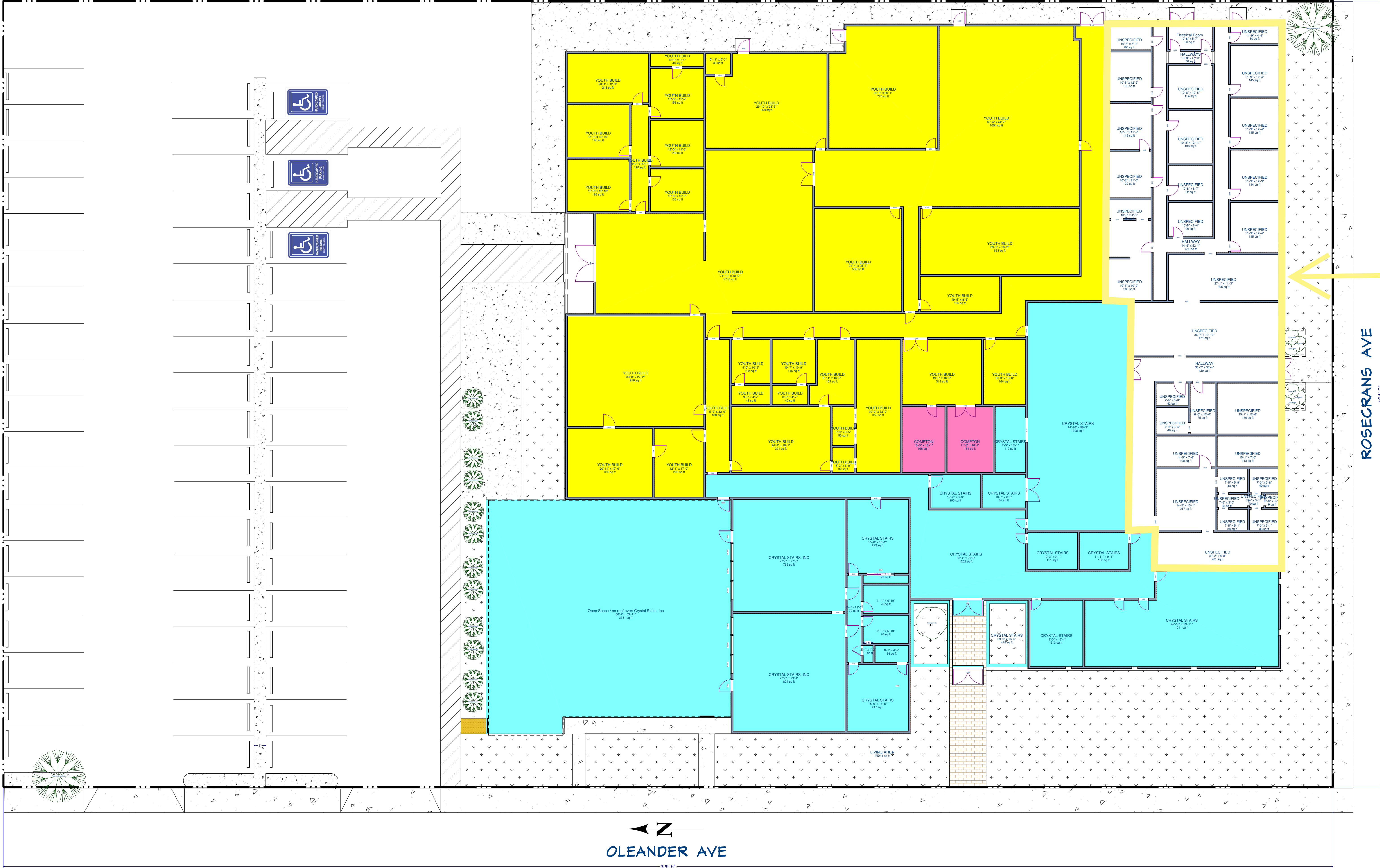
Organization Chart
Certificate of Occupancy
Current Business License
Certificate of Insurance listing the City of Compton
Current Lease Agreement

EntreNous Community Empowerment, Inc.
CA Corporation 501c3 Not for Profit EIN # 45-5621689
1108 N. Oleander Avenue, Compton, CA 90222
(310) 631-2000



LEGEND:

- Compton
- Youth Build
- Crystal Stair, Inc
- Vacant



ROSECRANS AVE

1108 N OLEANDER AVE

SHEET INDEX
SHEET A-1: (E) SITE PLAN AND NOTES.

Sheet Number
A-1

September 8, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE A MEASURE R FUNDING AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) FOR THE ROSECRANS AVENUE/ATLANTIC AVENUE AND ARTESIA BOULEVARD/SANTA FE AVENUE INTERSECTION IMPROVEMENTS PROJECT

SUMMARY

Staff requests that the City Council adopt the attached Resolution authorizing the City Manager to execute a Measure R Funding Agreement (Funding Agreement No. 9200000000MR30661) between the City of Compton ("City") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA"). The agreement provides \$700,000 in Measure R funding for Right-of-Way ("ROW") activities associated with the Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project. The agreement also extends the availability of FY 2023-24 Measure R funds through June 30, 2027, allowing the City to continue advancing the project without risking the lapse of allocated funds.

BACKGROUND

The City of Compton, in coordination with LACMTA and the County of Los Angeles, is advancing the Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project. The project is intended to improve traffic operations, reduce congestion during peak travel periods, and enhance safety for motorists, pedestrians, transit users, and bicyclists. Proposed improvements include additional turn lanes, traffic signal upgrades, roadway restriping, crosswalk enhancements, and related operational improvements.

The project is funded through Measure R as part of the I-710 South Corridor Early Action Projects Program. LACMTA programmed funding for the project in multiple phases:

- In July 2021, the LACMTA Board programmed \$329,500 in Measure R funds for the Project Approval and Environmental Document ("PAED") phase.
- In January 2023, the LACMTA Board programmed an additional \$2,223,700 in Measure R funds for the Plans, Specifications and Estimates ("PS&E") and Right-of-Way ("ROW") phases.

The City and LACMTA previously entered into a Memorandum of Understanding (“MOU”) for management and delivery of the environmental, design, and right-of-way activities. The MOU was originally executed on September 14, 2021, and amended on June 12, 2026. Under that arrangement, LACMTA utilized its Architectural and Engineering services contract to perform project development services on behalf of the City.

To reimburse and administer the remaining Right-of-Way activities, LACMTA requires execution of a separate Funding Agreement establishing the terms and conditions governing the use of \$700,000 in Measure R funds designated for the ROW phase of the project.

STATEMENT OF ISSUE

Execution of the Funding Agreement is required for the City to access and expend the remaining Measure R funds allocated to the project’s Right-of-Way phase. The agreement establishes reimbursement procedures, reporting requirements, project delivery obligations, and fund administration requirements. It also extends the funding lapse deadline for FY 2023-24 Measure R funds to June 30, 2027, ensuring continued availability of funding while ROW activities are completed.

Without approval of the Funding Agreement, the City may be unable to utilize the programmed Measure R funds necessary to complete Right-of-Way acquisition activities and continue advancement of the project.

ALTERNATIVE

Do Not Approve. Failure to approve the Funding Agreement could delay project delivery, jeopardize the City’s ability to utilize the allocated Measure R funding, and impede completion of the Right-of-Way phase of the project.

FISCAL IMPACT

Approval of the Funding Agreement will enable the City to receive up to \$700,000 in Measure R reimbursement funding for eligible Right-of-Way activities associated with the project. Reimbursement will be administered in accordance with LACMTA funding and reporting requirements.

The funding is provided by LACMTA and does not require an additional General Fund appropriation. The City will be responsible for complying with all funding agreement requirements and for any project costs exceeding available grant funding.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution authorizing the City Manager to execute a Measure R Funding Agreement with the Los Angeles County

Metropolitan Transportation Authority for the Rosecrans Avenue/Atlantic Avenue and
Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project.

JACK H. GONG, P.E., SE, PMP
CITY ENGINEER

APPROVED FOR FORWARDING

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEASURE R FUNDING
AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY (LACMTA) FOR THE ROSECRANS
AVENUE/ATLANTIC AVENUE AND ARTESIA BOULEVARD/SANTA FE
AVENUE INTERSECTION IMPROVEMENTS PROJECT**

WHEREAS, adoption of this Resolution will authorize the City Manager to execute a Measure R Funding Agreement between the City of Compton ("City") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA") for the Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project; and

WHEREAS, the Project consists of operational, safety, and intersection capacity improvements at the Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue intersections to reduce congestion and improve mobility and safety for all users; and

WHEREAS, the Los Angeles County Metropolitan Transportation Authority ("LACMTA") adopted Ordinance #08-01, the Traffic Relief and Rail Expansion Ordinance, on July 24, 2008 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 4, 2008 as "Measure R" and became effective on January 2, 2009; and

WHEREAS, the LACMTA Board, at its July 22, 2021 meeting, programmed \$329,500 in Measure R Funds to the City of Compton for Project Approval and Environmental Document ("PAED") phase of the project; and

WHEREAS, the LACMTA Board, at its January 26, 2023 meeting, programmed an additional \$2,223,700 in Measure R funds to the City of Compton for the Plans, Specifications, and Estimates ("PS&E") and Right-of-Way (ROW) phases; and

WHEREAS, LACMTA has made available up to \$700,000 in Measure R funding for the Right-of-Way phase of the Project, subject to the terms and conditions of the Funding Agreement; and

WHEREAS, LACMTA entered into an Architectural and Engineering (A&E) services contract to complete the PAED and PS&E phases on behalf of the City, and the City has requested that LACMTA utilize the contract to perform certain ROW activities as defined in the existing MOU; and

WHEREAS, the LACMTA Board on January 26, 2023, delegated administrative authority to staff to extend funding lapsing dates for Measure R funding agreements to meet PAED, PS&E, ROW, and Construction time frames and the Project funds programmed for FY 2023-24 are proposed to be extended to June 30, 2027; and

WHEREAS, execution of the Funding Agreement is necessary for the City to access and utilize the Measure R funding allocated for the Right-of-Way phase of the Project.

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

SECTION 1. That the City Council hereby authorizes the City Manager, or designee, to execute the Measure R Funding Agreement and any non-substantive amendments, certifications, assurances, reimbursement requests, and related documents necessary to implement the Agreement.

SECTION 2. That copies of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and the Public Works Engineering Department.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was passed and 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 the _____ day of _____, 2026, by the following vote:

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**MEASURE R FUNDING AGREEMENT
HIGHWAY PROGRAM (General)**

This Funding Agreement ("FA") is made and entered into effective as of June 12, 2026 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and City of Compton ("GRANTEE") for Rosecrans Avenue/Atlantic Avenue & Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project, LACMTA Project ID# MR306.61 (the "Project"). This Project is eligible for funding under Line 37 of the Measure R Expenditure Plan.

RECITALS:

WHEREAS, LACMTA adopted Ordinance #08-01, the Traffic Relief and Rail Expansion Ordinance, on July 24, 2008 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 4, 2008 as "Measure R" and became effective on January 2, 2009; and

WHEREAS, the LACMTA Board, at its July 22, 2021 meeting, programmed \$329,500, in Measure R Funds to GRANTEE for Project Approval and Environmental Document (PAED) phase of the Project; and

WHEREAS, the LACMTA Board, at its January 26, 2023 meeting, programmed an additional \$2,223,700 in Measure R funds to GRANTEE for the Plans, Specifications, and Estimates (PS&E) and Right-of-Way (ROW) phases; and

WHEREAS, LACMTA and GRANTEE entered into a Memorandum of Understanding (MOU) dated September 14, 2021, which was amended on June 12, 2026 (the "Existing MOU"), and programmed \$1,853,200 for the Project's PA&ED, PS&E, and ROW Phases; and

WHEREAS, \$700,000 is available for programming under this FA. The funding set forth herein is intended to fund ROW of the Project, subject to the terms and conditions contained in this FA; and

WHEREAS, LACMTA entered into an Architectural and Engineering (A&E) services contract (hereinafter referred to as "CONTRACT") to complete the PAED and PS&E phases on behalf of the GRANTEE; and

WHEREAS, GRANTEE has requested that LACMTA utilize the CONTRACT to perform certain ROW activities on behalf of the GRANTEE as defined in the existing MOU; and

WHEREAS, the GRANTEE will be responsible for certain ROW activities associated with the Project, with roles and responsibilities outlined in the Existing MOU and identified in Attachment C of this FA; and

WHEREAS, a portion of the Measure R funds programmed for the Project are being allocated for the ROW expenditures outlined in the Existing MOU; and

WHEREAS, the remaining Funds are currently programmed as follows: \$700,000 in Measure R Funds in Fiscal Years (FY) 2023-24. The total designated for the ROW phase of the Project is \$700,000; and

WHEREAS, the LACMTA Board on January 26, 2023, delegated administrative authority to staff to extend funding lapsing dates for Measure R funding agreements to meet PAED, PS&E, ROW, and Construction time frames; and

WHEREAS, the Grantee and LACMTA desire to extend the lapsing dates of the Project funds programmed for FY 2023-24 to June 30, 2027.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this FA consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I – Specific Terms of the FA
2. Part II – General Terms of the FA
3. Attachment A – Project Funding
4. Attachment B – Measure R Expenditure Plan Guidelines
5. Attachment B-1 – Expenditure Plan - Cost & Cash Flow Budget
6. Attachment C – Scope of Work
7. Attachment D – Project Reporting and Expenditure Guidelines
8. Attachment D-1 – Intentionally omitted
9. Attachment D-2 – Quarterly Progress/Expenditure Report
10. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
11. Attachment F – Bond Requirements
12. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the FA and any attachments and the Specific Terms of the FA shall prevail over the General Terms of the FA.

IN WITNESS WHEREOF, the parties have caused this FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By:  _____ Date: 7/7/2026
Deputy

GRANTEE:

CITY OF COMPTON

By: _____ Date: _____
Willie A. Hopkins
City Manager

APPROVED AS TO FORM:

By: _____ Date: _____
City Attorney

PART I
SPECIFIC TERMS OF THE FA

1. Title of the Project (the "Project"): Rosecrans Avenue/Atlantic Avenue & Artesia Boulevard/Santa Fe Avenue Intersection Improvements. LACMTA Project ID# MR306.61.
2. Grant Funds:
 - 2.1 Programmed Funds for this Project consist of the following: Measure R Funds.
 - 2.2 To the extent the Measure R Funds are available; LACMTA shall make to GRANTEE a grant of the Measure R Funds in the amount of \$700,000 (the "Funds") for the Project. LACMTA Board of Directors' action of July 22, 2021 and January 26, 2023 granted the Measure R Funds for the Project. The Funds are programmed over 1 year for Fiscal Year (FY) 2023-24.
3. This grant shall be paid on a reimbursement basis. GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of scope of work.
4. **Attachment A** the "Project Funding" documents all sources of funds programmed for the Project as approved by LACMTA. The Project Funding includes the total programmed funds for the Project, including the Funds programmed by LACMTA and, if any, the GRANTEE Funding Commitment of other sources of funding. The Project Funding also includes the fiscal years in which all the funds for the Project are programmed. The Funds are subject to adjustment by subsequent LACMTA Board Action.
5. **Attachment B-1** is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Executive Officer of Countywide Planning, Complete Streets & Highway in writing. If the LACMTA's Executive Officer of Countywide Planning, Complete Streets & Highway concurs with such updated Expenditure Plan in writing, Attachment B-1 shall be replaced with the new Attachment B-1 setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B-1 as revised from time to time. Any change to the final milestone date must be made by a fully executed amendment to this FA.
6. **Attachment C** is the "Scope of Work". The GRANTEE shall complete the Project as described in the Scope of Work. This Scope of Work shall include a detailed description of the Project and the work to be completed, including anticipated Project milestones and a schedule consistent with the lapsing policy in Part II, Section 9, and a description of the Project limits, if

applicable. No later than December 31 of each year, GRANTEE shall notify LACMTA if there are any changes to the final milestone date set forth in the schedule or any changes to the Scope of Work. If LACMTA agrees to such changes, the parties shall memorialize such changes in an amendment to this FA. Work shall be delivered in accordance with the schedule and scope identified in this FA unless otherwise agreed to by the parties in writing in an amendment to this FA. If GRANTEE fails to meet milestones or fails to deliver the Project, LACMTA will have the option to suspend or terminate the FA for default as described in Part II, Sections 2, 9, 10 and 11 herein below. To the extent interim milestone dates are not met but GRANTEE believes and can show documentation acceptable to LACMTA supporting GRANTEE'S ability to make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-2. In no event can the final milestone date be amended by a Quarterly Progress/Expenditure Report.

7. No changes to this FA, including but not limited to the Funds, and any other source of funds from LACMTA in the Project Funding, Expenditure Plan or the Scope of Work shall be allowed without an amendment to the original FA, approved and signed by both parties.

8. **Attachment D** is the "Project Reporting & Expenditure Guidelines". GRANTEE shall complete the "Quarterly Progress/Expenditure Report". The Quarterly Progress/ Expenditure Report are attached to this FA as Attachment D-2 in accordance with Attachment D – Project Reporting and Expenditure Guidelines.

9. **Attachment E**, the "FTIP PROJECT SHEET (PDF)", is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at <https://programmetro.ecointeractive.com/secure2/login.asp>. All projects that receive funding through Measure R must be programmed into the FTIP, which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project information as necessary during a scheduled FTIP amendment or adoption. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE's ability to access funding, delay the Project and may ultimately result in the Funds being lapsed.

10. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes and/or Build America Bonds as defined in the American Reinvestment and Recovery Act of 2009 or similar types of bonds (collectively, the 'Bonds') to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, the Federal subsidy payment or the tax credit, as applicable, as specified in the Bond Requirements attached as **Attachment F** to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably

requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such bonds tax status.

11 □No changes to the (i) Grant amount, (ii) Project Funding, (iii) the Scope of Work (except as provided herein), (iv) Final milestone date or (v) Special Grant Conditions, shall be allowed without a written amendment to this FA, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE. Modifications that do not materially affect the terms of this FA, such as redistributing Funds among existing budget line items or non-material schedule changes must be formally requested by GRANTEE and approved by LACMTA in writing. Non-material changes are those changes which do not affect the grant amount or its schedule, Project Funding, or the Scope of Work, including the Work schedule.

12. LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Joshua Stanford
LACMTA Project Manager
Mail Stop 99-18-2
Phone: (213)-547-4268
E-mail: Stanfordj@metro.net

13. GRANTEE's Address:

City of Compton
205 S Willowbrook Ave., Compton, CA 90220
Attention: John Strickland
City of Compton Project Manager
Title: Project Manager
Phone: (310) 605-5505
Email: jstrickland@comptoncity.org

PART II **GENERAL TERMS OF THE FA**

1. TERM

The term of this FA shall commence on the Effective Date of this FA, and shall terminate upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting and Expenditure Guidelines (Attachment D), incurred after the FA Effective Date shall be reimbursed in accordance with the terms and conditions of this FA unless otherwise agreed to by the parties in writing.

2. SUSPENSION OR TERMINATION

Should LACMTA determine there are insufficient Measure R Funds available for the Project, LACMTA may suspend or terminate this FA by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such suspension or termination. If a Project is suspended or terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after that suspension or termination date, except those costs necessary to: (i) to return any facilities modified by the Project construction to a safe and operable state; and (ii) suspend or terminate the construction contractor's control over the Project. LACMTA's share of these costs will be consistent with the established funding percentages outlined in this FA.

3. INVOICE BY GRANTEE

Unless otherwise stated in this FA, the Quarterly Progress/ Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 6.1 of this FA, shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/ Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Accounts Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)

or

mail to:

Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296

All invoice material must contain the following information:

Re: LACMTA Project ID# MR306.61 and FA# 9200000000MR30661
Joshua Stanford; Mail Stop 99-18-2

4. USE OF FUNDS

4.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines and the specifications for use for the transportation purposes described in the Ordinance.

4.2 Attachment C shall constitute the agreed upon Scope of Work between LACMTA and GRANTEE for the Project. The Funds, as granted under this FA, can only be used towards the completion of the Scope of Work detailed in Attachment C.

4.3 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this FA. Further, GRANTEE shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment C) without an amendment to the FA approved and signed by the LACMTA Chief Executive Officer or his Designee. To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

4.4 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE's contracting procedures and consistent with State law as appropriate. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.5 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4.6 If a facility, equipment (such as computer hardware or software), vehicle or property, purchased or leased using the Funds, ceases to be used for the proper use as originally stated in the Scope of Work, or the Project is discontinued, any Funds expended for that purpose must be returned to LACMTA as follows: GRANTEE shall be required to repay the Funds in proportion to the useful life remaining and in an equal proportion of the grant to GRANTEE Funding Commitment ratio.

4.7 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with the Regional ITS Architecture. Attachment E-1, the Los Angeles County Regional ITS

Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

4.8 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see www.metro.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf

5. REIMBURSEMENT OF FUNDS

Funds will be released on a reimbursement basis in accordance with invoices submitted in support of the Quarterly Progress/Expenditure Reports. LACMTA will make all disbursements electronically unless an exception is requested in writing. Reimbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must register in LACMTA's iSupplier portal and submit an application before grant payments can be made. The link to the portal can be found at <http://media.metro.net/uploads/EBB/Vendor Portal Registration.pdf>. GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Reports. GRANTEE Funding Commitment, if any, must be spent in direct proportion to the Funds with each quarter's payment.

6. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS

6.1 GRANTEE shall submit the draft of Quarterly Progress/Expenditure Report (Attachment D-2) within sixty (60) days after the close of each quarter on the last day of the months November, February, May and August to the LACMTA Project Manager for review and pre-approval of the applicable report. LACMTA Project Manager shall review and respond in writing to the draft Quarterly Progress/Expenditure Reports within thirty (30) calendar days from receipt. Grantee shall submit the LACMTA pre-approved Quarterly Progress/Expenditure Report no later than five (5) days after receipt of LACMTA's written approval. Should GRANTEE fail to submit either the draft or pre-approved reports within five (5) days of the due date and/or submit incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Reports shall include all appropriate documentation (such as contractor invoices, timesheets, receipts, etc.), and any changes to interim milestone dates that do not impact the final milestone date. All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Reports indicating no dollars were expended that quarter. If a request for reimbursement exceeds \$500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation. Expenses that are not invoiced to LACMTA Accounts Payable

within ninety (90) days after the lapsing date specified in Part II, Section 9.1 below are not eligible for reimbursement.

6.2 GRANTEE shall submit the Project expenditure estimates for the subsequent fiscal year by February of each year. LACMTA will use the estimates to determine the Project budget for the upcoming fiscal year.

6.3 LACMTA, and/or its designee, shall have the right to conduct audits of the Project as deemed appropriate, such as financial and compliance audits, interim audits, pre-award audits, performance audits and final audits. LACMTA will commence a final audit within six (6) months of receipt of acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period covered by the FA period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with the Scope of Work and/or not in compliance with other terms and conditions of this FA. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE agrees to return the monies within thirty (30) days after the final audit is sent to GRANTEE.

6.4 GRANTEE's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Such records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

6.5 GRANTEE shall cause all contractors to comply with the requirements of Part II, Section 5, paragraphs 6.2 and 6.3 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

6.6 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all GRANTEE'S records and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

6.7 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction, at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this FA.

6.8 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service (IRS), as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

6.9 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Ordinance. GRANTEE shall cooperate with LACMTA Management Audit Services Department such that LACMTA can meet its obligations under the Ordinance.

6.10 GRANTEE shall certify each invoice by reviewing all subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.11 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with OMB A-87 or FAR subpart 31 and 2 CFR Subtitle A, Chapter II, part 225, (whichever is applicable) and the terms and conditions of this FA.

6.12 In addition to LACMTA's other remedies as provided in this FA, LACMTA may withhold the Funds if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and /or is severely out of compliance with other terms and conditions as defined by this FA, including the access to records provisions of Part II, Section 6.

7. GRANT

This is a one-time only grant of the Measure R Funds subject to the terms and conditions agreed to herein. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

8. SOURCES AND DISPOSITION OF FUNDS

8.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available as anticipated from Measure R Program revenues, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide any other funds for the Project, unless otherwise agreed to in writing by LACMTA.

8.2 GRANTEE shall fully fund and contribute the Grantee Funding Commitment, if any is identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE may request additional Measure R funds from its sub-region earmark pending support of the sub-region's Governing Board. A particular sub-region's Measure R funds are limited to the amount specified in the Ordinance and is still subject to approval of the LACMTA Board. Nothing in this FA shall obligate, or be construed to obligate, the LACMTA Board to approve such request for additional funds. If the Funds are still insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

8.3 GRANTEE shall be responsible for any and all cost overruns for the Project pursuant to Section 8.2.

8.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk, or as delineated in a Letter of No Prejudice executed by the prospective GRANTEE and LACMTA.

8.5 If GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding and the Expenditure Plan at the time this grant was awarded, this FA shall be amended to reflect such additional funding. If, at the time of final invoice or voucher, funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this FA as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

9. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS

9.1 GRANTEE must demonstrate timely use of the Funds by:

- (i) Executing this FA within **ninety (90) days** of receiving formal transmittal of the FA from LACMTA, or by December 31 of the first Fiscal Year in which the Funds are programmed, whichever date is later; and
- (ii) Expending Project Development or Right-of-Way costs (including by deposit into a condemnation action) by the end of the **second (2nd) fiscal year** following the year the Funds were first programmed; and
- (iii) Executing Contracts for Construction or Capital purchase within **twelve (12) months** from the date of completion of design; and
- (iv) Delivering Work in accordance with schedule; changes to the schedule will require an Amendment to Attachment C to reflect updated milestone dates. Meeting the Project milestone due dates as agreed upon by the LACMTA and GRANTEE in Attachment C (Scope of Work) of this FA; and
- (v) Submitting the Quarterly Progress/Expenditure Reports as described in Part II, Section 6.1 of this FA; and
- (vi) Expending the Funds granted under this FA for allowable costs within three years or 36 months from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY 2023-24 are subject to lapse by June 30, 2027.

9.2 In the event that the timely use of the Funds is not demonstrated as described in Part II, Section 9.1 of this FA, the Project will be reevaluated by LACMTA and the Funds may be reprogrammed to another project by the LACMTA Board of Directors in accordance with the Ordinance. In the event that all the Funds are reprogrammed, this FA shall automatically terminate.

10. DEFAULT

A Default under this FA is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein; and/or (ii) GRANTEE fails to perform satisfactorily or make material changes, as determined by LACMTA at its sole discretion, to the Expenditure Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

11. REMEDIES

11.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this FA; (ii) LACMTA may make no further

disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

11.2 Effective upon receipt of written notice of termination from LACMTA, GRANTEE shall not undertake any new work or obligation with respect to this FA unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

11.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

12. COMMUNICATIONS

12.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available online at <http://metro.net/partners-civic>. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

12.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

12.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

12.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

12.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

13. OTHER TERMS AND CONDITIONS

13.1 This FA, along with its Attachments, constitutes the entire understanding between the parties, with respect to the subject matter herein. The FA shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original FA or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

13.2 GRANTEE is obligated to continue using the Project dedicated to the public transportation purposes for which the Project was initially approved. The Project right-of-way, the Project facilities constructed or reconstructed on the Project site, and/or Project property purchased, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use in the same proportion and scope and to the same extent as described in this FA. Equipment acquired as part of the Project, including office equipment, vehicles, shall be dedicated to that use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

13.3 In the event that there is any legal court (e.g., Superior Court of the State of California, County of Los Angeles, or the U.S. District Court for the Central District of California) proceeding between the parties to enforce or interpret this FA, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

13.4 Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by and or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this FA. GRANTEE shall fully indemnify, defend and hold LACMTA and its subsidiaries, and its officers, agents and employees harmless from and against any liability and expenses, including without limitation, defense costs, any costs or liability on account of bodily injury, death or personal injury of any person or for damage to or loss of risk of property, any environmental obligation, any legal fees and any claims for damages of any nature whatsoever arising out of the Project, including without limitation: (i) use of the Funds by GRANTEE, or its officers, agents, employees, contractors or subcontractors; (ii) breach of GRANTEE's obligations under this FA; or (iii) any act or omission of GRANTEE, or its officers, agents, employees, contractors or subcontractors in the performance of the work or the provision of the services, in connection with the Project including, without limitation, the Scope of Work, described in this FA.

13.5 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this FA.

13.6 GRANTEE shall comply with and ensure that work performed under this FA is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

13.7 GRANTEE agrees that the applicable requirements of this FA shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this FA and LACMTA shall have the right to review and audit such contracts.

13.8 GRANTEE shall not assign this FA, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee. Any assignment by GRANTEE without said prior consent by LACMTA shall be void and unenforceable.

13.9 This FA shall be governed by California law. If any provision of this FA is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

13.10 The covenants and agreements of this FA shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

13.11 GRANTEE will advise LACMTA prior to any key Project staffing changes. Notice will be given to the parties at the address specified in Part I, unless otherwise notified in writing of change of address.

13.12 GRANTEE, in the performance of the work described in this FA, is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

ATTACHMENT A - PROJECT FUNDING

Measure R Program - Funding Agreement Projects - FA# 9200000000MR30661

Project Title: Rosecrans Avenue/Atlantic Avenue & Artesia Boulevard/Santa Fe Avenue Intersection Improvements Project#: MR306.61

PROGRAMMED BUDGET - SOURCES OF FUNDS

SOURCES OF FUNDS	Prior Years	FY2021-22	FY 2022-23	FY2023-24	FY2024-25	FY2025-26	Total Budget	% of Budget
LACMTA PROGRAMMED FUNDING								
MEASURE R FUNDS				\$ 700,000	\$ -		\$ 700,000	
LACMTA PROGRAMMED FUNDS BY YEAR SUBTOTAL	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ 700,000	100%
OTHER SOURCES OF FUNDING:								
LOCAL:							\$ -	0%
STATE:							\$ -	0%
FEDERAL:							\$ -	0%
PRIVATE OR OTHER:							\$ -	0%
OTHER FUNDING SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
TOTAL PROJECT FUNDS	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ 700,000	100%

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

Measure R Program - Funding Agreement Projects - FA# 9200000000MR30661
Project Title: Rosecrans Avenue/Atlantic Avenue & Artesia Project#: MR306.61

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2025-26 Qtr 1	FY 2025-26 Qtr 2	FY 2025-26 Qtr 3	FY 2025-26 Qtr 4	FY 2026-27 Qtr 1	FY 2026-27 Qtr 2	FY 2026-27 Qtr 3	FY 2026-27 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED									\$0
PS&E									\$0
RW Support				\$30,000		\$170,000			\$200,000
Const. Support									\$0
RW Capital				\$100,000	\$50,000	\$125,000	\$125,000	\$100,000	\$500,000
Construction									\$0
Total MEASURE R	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000
PROP C 25%									
PAED									\$0
PS&E									\$0
RW Support									\$0
Const. Support									\$0
RW									\$0
Construction									\$0
Total PROP C 25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUM PROG LACMTA FUNDS:	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000
PROJECT FUNDING FY25-26 and FY26-27	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000
SOURCES OF FUNDS	FY 2027-28 Qtr 1	FY 2027-28 Qtr 2	FY 2027-28 Qtr 3	FY 2027-28 Qtr 4	FY 2028-29 Qtr 1	FY 2028-29 Qtr 2	FY 2028-29 Qtr 3	FY 2028-29 Qtr 4	TOTAL BUDGET
LACMTA PROGRAMMED FUNDS:									
MEASURE R FUNDS:									
PAED									\$0
PS&E									\$0
RW Support									\$0
Const. Support									\$0
RW									\$0
Construction									\$0
Total MEASURE R	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROP C 25%									
PAED									\$0
PS&E									\$0
RW Support									\$0
Const. Support									\$0
RW									\$0
Construction									\$0
Total PROP C 25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUM PROG LACMTA FUNDS:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROJECT FUNDING FY27-28 and FY28-29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUMMARY OF ALL FUNDS									
PAED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PS&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RW Support	\$0	\$0	\$0	\$30,000	\$0	\$170,000	\$0	\$0	\$200,000
Const. Support	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RW	\$0	\$0	\$0	\$100,000	\$50,000	\$125,000	\$125,000	\$100,000	\$500,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL MILESTONES	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000
SUM PROG LACMTA FUNDS	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000
TOTAL PROJECT FUNDING	\$0	\$0	\$0	\$130,000	\$50,000	\$295,000	\$125,000	\$100,000	\$700,000

ATTACHMENT C SCOPE OF WORK

PROJECT TITLE:

Rosecrans Avenue/Atlantic Avenue & Artesia Boulevard/Santa Fe Avenue Intersection Improvements.

PROJECT LOCATION:

The project is located at the Rosecrans Avenue and Atlantic Avenue intersection and at the Artesia Boulevard and Santa Fe Avenue Intersections in the City of Compton and the County of Los Angeles.

PROJECT LIMITS:

This project limits are at the Rosecrans Avenue and Atlantic Avenue intersection and at the Artesia Boulevard and Santa Fe Avenue Intersections in the City of Compton and the County of Los Angeles.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:

The purpose of this project is to implement focused intersection improvements at Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue to provide congestion relief during peak hours and improving safety for vehicles and pedestrians.

PROJECT BACKGROUND:

The City of Compton, in cooperation with the County of Los Angeles and the Los Angeles County Metropolitan Transportation Authority (Metro), is proposing improvements to Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue Intersections (the Project) in the City of Compton and the County of Los Angeles. These improvements are identified and funded through the I-710 South Corridor Improvement Project Early Action Program.

In 2008, Measure R was passed and established a 30-year 1/2 cent sales tax for transportation improvements in Los Angeles County. From this measure, \$590 million was set aside for I-710 South and/or Early Action Projects of which \$160 million was allocated to non-freeway improvements. Metro has worked closely with the Gateway Cities Council of Governments (Gateway COG) and the local jurisdictions that compose the I-710 Technical Advisory Committee (TAC) to establish & prioritize projects using this funding source. The City of Compton, working through the TAC, requested, and received approval to program funding for the Project through the Environmental Approval, completing the Final Plans, Specifications, and Estimates (PS&E), and Right-of-Way engineering services to advance geometric improvements for two intersections (the Project) in the City of Compton and the County of Los Angeles. The Project is not fully funded at this time.

The Project proposes implementing focused intersection improvements at Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue, providing congestion relief during peak hours and improving safety for vehicles and pedestrians. These intersections were identified for potential improvements in the I-710 South Corridor Project Alternative 5C year 2035 conditions analysis. The geometric improvements at each intersection are described below:

Rosecrans Avenue at Atlantic Avenue:

Proposed intersection improvements include adding a westbound right-turn lane and a southbound left turn lane. To accommodate the added westbound right-turn lane, widening is proposed on the southside of Rosecrans Avenue in the eastbound direction between Atlantic Avenue and Lime Avenue by reducing the sidewalk width while meeting standards for Americans with Disabilities Act. Two commercial driveways will also require reconstruction. To accommodate the added southbound left-turn lane on Atlantic Avenue, the project proposes to reduce lane widths and remove on-street parking along southbound Atlantic Avenue. Traffic signal heads will be replaced to accommodate for the added turn lanes. Continental crosswalks will be added increase visibility for pedestrians. A new bus shelter will replace the existing on at the southeast corner of the intersection.

Artesia Boulevard at Santa Fe Avenue:

Proposed intersection improvements include adding an eastbound right-turn lane and converting the eastbound right-turn lane into a shared through/right-turn lane. To accommodate the added right-turn lane, widening is proposed on the southside of Artesia Boulevard. Modifications to the raised median along Artesia Boulevard have been proposed to increase storage lengths for the eastbound left-turn lane. Restriping Santa Fe Avenue has been proposed to increase storage length for the southbound left-turn lane. Traffic signal heads will also need to be replaced to accommodate the added turn lane. Continental crosswalks will be added to increase visibility for pedestrians in addition to replacement of the pedestrian signal heads. A new bus shelter will also be constructed along WB Artesia Blvd.

PROJECT BUDGET:

COMPONENT	AMOUNT
R/W Support	\$200,000
R/W Capital	\$500,000
Total Budget	\$700,000

SCOPE:

The Project features covered by this Funding Agreement include the following ROW activities outlined in Exhibit A of the associated MOU between Metro and the City of Compton:

RIGHT-OF-WAY:

Right-of-Way Support and Right-of-Way Capital

1. Pre-Offer
 - a. Approve and Sign Property Impact Statements (City to review, and comment. If the City has any concerns with property impacts, those concerns need to be worked out at this stage.)
 - b. Approve Construction Schedule
 - c. Circulate and approve Relocation Plan (if required)
 - d. Approve and Sign Appraisals/Certifications of Just Comp (Generally, appraisals should be reviewed and approved as soon as possible. Appraisals *required* to be reviewed and approved within 30 days of preparation if FTA funding is involved. If internal staff capability is not present, then review and approval would be undertaken by City Council.)
 - e. Approve and Sign Offer Letters
2. Post-Offer
 - a. Oversee consultant just comp negotiations. Review and Approve Settlements
 - b. Review and Approve Purchase Agreements/Deeds/Conveyance Documents

- c. Review and Approve Escrow Documents
- d. Review and Approve Requests by City to Property owners
- 3. Condemnation
 - a. Coordinate Condemnation Counsel (advisable to retain condemnation counsel at property impact statement stage 1(a) above)
 - b. Prepare Notice of Hearing/Impasse
 - c. Prepare Board/Staff Reports/Resolutions of Necessity
 - d. Prepare and File Complaint
 - e. Coordinate State Treasurer Deposit
 - f. Coordinate Motions for Orders of Possession
 - g. Coordinate and Attend Mediations
 - h. Coordinate and Attend Trials
 - i. Coordinate and Distribute Final Orders of Condemnation

MILESTONES: The implementation schedule for this project will be as follows.

Activity	START DATE	COMPLETION DATE
ROW		
Appraisals	3/5/2025	10/31/2025
First Written Offer	11/17/2025	11/24/2025
Negotiations/Agreement & deed signing	11/17/2025	2/16/2026
Open Escrow	3/1/2026	4/1/2026
Title clearance/Fund escrow/Closing	3/1/2026	7/31/2026
<i>Eminent Domain (if needed)</i>	<i>1/2026</i>	<i>7/2026</i>

FA ATTACHMENT D PROJECT REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (**Attachment D-2**) are required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit the Quarterly Expenditure Report to the LACMTA, after receiving LACMTA Project Manager's acceptance of the draft report, at ACCOUNTSPAYABLE@METRO.NET or by mail to **Los Angeles Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296**. Please note that letters or other forms of documentation may **not** be substituted for this form.
- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provides complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project.
- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.
- GRANTEE is required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter.
- The draft Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

<i>Quarter</i>	<i>Report Due Date</i>
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

LACMTA Project Manager shall review and respond in writing to the draft Quarterly Expenditure Report within thirty (30) calendar days from receipt.

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope of Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.
- Any expense charged to the grant must be clearly and directly related to the project.
- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope of Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.
- LACMTA is not responsible for, and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

DEFINITIONS

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.
- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost", please refer to the Federal Register *OMB Circulars A-87 Cost Principles for State and Local Governments; and A-122 Cost Principles for Nonprofit Organizations*.
- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LACMTA FA MEASURE R ATTACHMENT D-2
QUARTERLY PROGRESS / EXPENSE REPORT

Grantee To Complete
Invoice #
Invoice Date
FA#
Quarterly Report #

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO ACCOUNTSPAYABLE@METRO.NET

or submit by mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296
after the close of each quarter, but no later than November 30, February 28,
May 31 and August 31. Please note that letters or other forms
of documentation may **not** be substituted for this form. Refer to the
Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and **include totals in this Section.**

	LACMTA Measure R Grant \$
Project Quarter Expenditure	
This Quarter Expenditure	
Retention Amount	
Net Invoice Amount (Less Retention)	\$ -
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	
Total Project Budget	
% of Project Budget Expended to Date	
Balance Remaining	

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2020-2021☐ 2021-2022☐ 2022-2023
☐ 2023-2024☐ 2024-2025☐ 2025-2026

Quarter :

☐ Q1: Jul - Sep☐ Q2: Oct - Dec
☐ Q3: Jan - Mar☐ Q4: Apr - Jun

DATE SUBMITTED: _____

LACMTA MODAL CATEGORY:

☐ RSTI☐ Pedestrian☐ Signal Synchronization
☐ TDM☐ Bicycle☐ Goods Movement
☐ Transit☐ Highways

LACMTA Project Manager	Name:	
	Phone Number:	
	E-mail:	

Project Sponsor Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	E-mail:	

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental Clearance				
Design Bid & Award				
Design				
Right-of-Way Acquisition				
Construction Bid & Award				
Ground Breaking Event				
Construction				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

- ☐ On schedule per original FA schedule
- ☐ Less than 12 months behind original schedule
- ☐ Between 12-24 months behind original schedule
- ☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

- ☐ Yes
- ☐ No
- ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

- ☐ Yes
- ☐ No
- ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

SECTION 4: ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter’s expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

ITEM		INVOICE #		TOTAL EXPENSES CHARGED TO LACMTA MEASURE R GRANT
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
TOTAL				

Note:
All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:
LACMTA will make all disbursements electronically unless an exception is requested in writing.
ACH Payments require that you complete an ACH Request Form and fax it to Accounts Payable at 213-922-6107.
ACH Request Forms can be found at www.metro.net/callforprojects.
Written exception requests for Check Payments should be completed and faxed to Accounts Payable at 213-922-6107.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____
and that to the best of my knowledge and belief the information _____
stated in this report is true and correct.

Signature

Date

Name

Title

Attachment E

Los Angeles Metropolitan Transportation Authority 2027 Federal Transportation Improvement Program (\$000)

TIP ID LA9919535		Implementing Agency Compton, City of																			
Project Description: Improvements at Rosecrans Avenue/Atlantic Avenue and Artesia Boulevard/Santa Fe Avenue to provide congestion relief during peak hours and improving safety for vehicles and pedestrians										SCAG RTP Project #: 7120001 Study:N/A Is Model: NO Model #: PM: John Strickland - (310)605-5505											
										LS: N LS GROUP#: Conformity Category: EXEMPT - 93.127											
System :Local Hwy		Route :		Postmile:		Distance:		Phase: No Project Activity		Completion Date 12/31/2030											
Lane # Extd:		Lane # Prop:		Imprv Desc:		Air Basin: SCAB		Envir Doc: CATEGORICAL EXEMPTIONS -- CEQA - 01/08/2025													
Toll Rate: 0.00		Toll Colc Loc:		Toll Method:		Hov acs eg loc:		Uza: Los Angeles-Long Beach-Santa Ana		Sub-Area: Sub-Region: Gateway Cities COG											
Program Code: NCR30 - SAFETY IMPROVEMENTS Stop Loc:						CTIPS ID:		EA #:		PPNO:											
		PHASE		PRIOR		26/27		27/28		28/29		29/30		30/31		31/32		BEYOND		PROG TOTAL	
MR20H - Measure R 20% Highway		PE				\$1,853														\$1,853	
		RW				\$700														\$700	
		CON				\$0														\$0	
		SUBTOTAL				\$2,553														\$2,553	
		TOTAL				\$2,553														\$2,553	
		TOTAL PE: \$1,853				TOTAL RW: \$700						TOTAL CON: \$0								TOTAL PROGRAMMED: \$2,553	
No change in project funding Total project cost remains the same at \$0																					
Last Revised Amendment 27-01 - Submitted										Change reason:NEW PROJECT					Total Project Cost		\$2,553				

ATTACHMENT F BOND REQUIREMENTS

The provisions of this Attachment F apply only if and to the extent some or all of the Funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax purposes (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes or with respect to which LACMTA receives a Federal subsidy for a portion of the interest cost or the investor receives a tax credit. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA's approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by the LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment F and notify LACMTA of such designations.

September 15, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: INTERIM CITY MANAGER, JERRY GROOMES

SUBJECT: CONSIDERATION OF TERMINATION OF THE CITY'S PREFERENTIAL PARKING PERMIT DISTRICT IN RICHLAND FARMS

SUMMARY

The City currently has one preferential parking district, Richland Farms. This district is presently the only area within the City subject to preferential parking permit restrictions.

The establishment, administration, and termination of preferential parking permit districts are governed by City Municipal Code section 12-9.4.

The relevant provisions of the City Municipal Code section 12-9.4 are as follows:

- a. Once a resolution establishing a residential preferential parking district is established, parking permits must be issued to at least 50% of residents in the district before signs will be installed designating the preferential parking district. If the minimum number of permits is not obtained within 60 days, or the number of permit holders drops below 50% following annual permit renewals, the residential preferential parking district may be terminated by resolution of the City Council at a public hearing noticed as described above.
- b. The City Council may terminate a preferential parking district upon receipt of a petition calling for such termination which has been received and transmitted by the City Clerk, and contains signatures and the corresponding printed name and address representing a majority (50% + one) of the dwelling units in the district. The City Council may also terminate such district, without petition, based upon, but not limited to, any changes in the criteria upon which the original designation was based.

More specifically, subsection (b) of Compton Municipal Code section 12-9.4 provides that the City Council may terminate a preferential parking district upon receipt of a petition calling for such termination that has been received and transmitted by the City Clerk, contains signatures, together with the corresponding printed names and addresses, representing a majority (50% +1) of the dwelling units within the preferential parking district.

BACKGROUND

Based upon data maintained by the City, there are approximately 400 dwelling units within the existing preferential permit parking district. Accordingly, a petition seeking termination of the district must be submitted and contain qualifying signatures representing a majority of those dwelling units, or approximately 201 dwelling units in order to satisfy the threshold established by Compton Municipal Code section 12-9.4.

A petition requesting termination of the preferential permit parking district was circulated by residents in Richland Farms and subsequently received by the City on March 9, 2026 (hereafter, the "Petition"). The Petition contains 249 full names, addresses, and signatures, of residents that live within that district requesting termination of the preferential parking enforcement in Richland Farms, with more than 201 dwelling units represented.

Based upon the appropriate number of dwelling units reflected in the City's records, the City staff verified that the Petition contains signatures exceeding the minimum number required by Compton Municipal Code section 12-9.4. Accordingly, the Petition satisfies the numerical requirements necessary for the City Council to consider termination of the preferential parking permit district in Richland Farms.

Upon receipt of the Petition, the City Clerk notified City Personnel regarding the Petition and requested the termination of the district. This matter, however, recently came to the attention of the Interim City Manager in a meeting with residents residing in Richland Farms. In light of the Petition and the Municipal Code requirements, the City Manager's office is now presenting this matter to the City Council for consideration and direction. Council initially heard the item on September 1, 2026 and are rehearing the item for further discussion.

STATEMENT OF ISSUE

The preferential parking permit district in Richland Farms was established to regulate parking within the designated area by providing preferential parking privileges to qualifying residents, and to restrict parking by vehicles without the appropriate permit.

The Petition received by the City demonstrates that a majority of the dwelling units within Richland Farms requested that the Preferential Parking Permit designation be terminated. Because the Petition satisfies the requirements established by Compton Municipal Code section 12-9.4(b), the Municipal Code authorizes the City Council to terminate the preferential permit parking district.

The City Council is not required to select termination as its only available option. Rather, the matter is being presented to the City Council to determine how it wishes to proceed in light of the qualifying Petition, the purposes underlying the existing district, and the current parking needs of the affected area.

Staff, therefore, requests that the City Council consider the Petition and provide direction regarding the operation and enforcement of the preferential permit parking district in Richland Farms.

FISCAL IMPACT

The Fiscal Impact will be assessed upon completion of a Citywide Parking study to determine whether preferential parking will remain in some form or be completely terminated in Richland Farms.

RECOMMENDATIONS

Staff recommends that the City Council take any of the following actions:

1. Terminate the Preferential Permit Parking District in Richland Farms.

Direct staff to terminate the existing preferential parking permit district in Richland Farms until further notice and take the administrative steps necessary to discontinue preferential parking permit restrictions and enforcement within Richland Farms.

2. Continue the Preferential Permit Parking District in Richland Farms.

Direct staff to reject the Petition request, maintain the existing preferential parking permit district, and continue enforcement of the applicable preferential permit parking restrictions.

3. Provide Alternate Direction. The City Council may take any other action, or provide any additional direction to staff, that the City Council deems appropriate in response to the Petition requesting termination of the preferential parking within the district.

ATTACHMENTS

1. Petition Received March 9, 2026
2. Compton Municipal Code section 12-9.4

JERRY GROOMES
INTERIM CITY MANAGER

Chapter 12. Traffic Regulations

§ 12-9.4. Termination of a Preferential Permit Parking District.

[Ord. #2298 § 1]

- a. Once a resolution establishing a residential preferential parking district is established, parking permits must be issued to at least 50% of residents in the district before signs will be installed designating the preferential parking district. If the minimum number of permits is not obtained within 60 days, or the number of permit holders drops below 50% following annual permit renewals, the residential preferential parking district may be terminated by resolution of the City Council at a public hearing noticed as described above.
- b. The City Council may terminate a preferential parking district upon receipt of a petition calling for such termination which has been received and transmitted by the City Clerk, and contains signatures and the corresponding printed name and address representing a majority (50% plus one) of the dwelling units in the district. The City Council may also terminate such district, without petition, based upon, but not limited to, any changes in the criteria upon which the original designation was based.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON (“CITY”)
TERMINATING THE CITY’S PREFERENTIAL PARKING DISTRICT IN RICHLAND
FARMS**

WHEREAS, the City of Compton (“City”) has established a preferential parking permit district in Richland Farms pursuant to the provision of the City’s Municipal Code; and

WHEREAS, the existing preferential parking permit district in Richland Farms is currently the only preferential parking district within the City; and

WHEREAS, the City’s Municipal Code section 12-9.4 governs the establishment, administration, and termination of preferential parking districts within the City; and

WHEREAS, subsection (b) of Municipal Code section 12-9.4 provides that the City Council may terminate a preferential parking district upon receipt of a petition calling for such termination that has been received and transmitted by the City Clerk and contains signatures, together with the corresponding printed names and addresses, representing a majority (50%+1) of the dwelling units within the district; and

WHEREAS, based upon data maintained by the City, there are approximately 400 dwelling units within the existing preferential parking district; and

WHEREAS, based upon approximately 400 dwelling units within the district, signatures representing at least 201 dwelling units are necessary to constitute a majority in accordance with City Municipal Code section 12-9.4(b), and

WHEREAS, residents circulated a petition requesting termination of the preferential permit parking district in Richland farms and transmitted that petition to the City on March 9, 2026 (hereafter, the “Petition”); and

WHEREAS, the Petition contains at least 249 verified signatures from separate addresses of residents in Richland Farms requesting termination of the permit parking district; and

WHEREAS, the number of signatures contained in the Petition exceeds the minimum numerical requirement established by Compton Municipal Code section 12-9.4(b); and

WHEREAS, upon receipt of the Petition, the City Clerk’s office verified the resident’s request to terminate the preferential permit parking district in Richland Farms; and

WHEREAS, the Petition recently came to the attention of the Interim City Manager, Jerry Groomes, who presented the matter to the City Council for consideration and direction; and

WHEREAS, after consideration of the Petition, the applicable provisions of the City's Municipal Code, the staff report, and any public testimony or other information presented at the meeting, the City Council desires to terminate the preferential permit parking district in Richland Farms.

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

SECTION 1. The City Council finds that the foregoing recitals are true and correct and incorporates them herein by reference.

SECTION 2. The City Council finds that the Petition received by the City on March 9, 2026, satisfies the applicable requirements of City Municipal Code section 12-9.4, including the requirement that the Petition contain signatures representing a majority of the dwelling units within the preferential parking permit district in Richland Farms.

SECTION 3. Pursuant to Compton Municipal Code section 12-9.4, the City Council hereby terminates the existing preferential parking permit district in Richland Farms, effective immediately.

Upon the effective date of the signing of this Resolution terminating the preferential parking restrictions in Richland Farms, the City shall no longer enforce preferential permit parking restrictions applicable solely by reason of the Preferential Permit Parking Program set forth in the City's Municipal Code sections 12.9 *et. seq.*

SECTION 4. The City Manager, Interim City Manager, City Clerk, and other appropriate City officers and employees are hereby authorized and directed to take all actions reasonably necessary for the implementation of this Resolution including, as appropriate, discontinuing the issuance and enforcement of preferential parking permits and removing, covering, modifying, or otherwise addressing signage associated with the terminated permit parking district in Richland Farms.

SECTION 5. Nothing in this Resolution shall affect the applicability or enforcement of any generally applicable parking restriction provision of the City's Municipal Code, or provision of state and/or federal law that applies independently to parking and/or preferential parking requirements.

SECTION 6. This Resolution shall take effect immediately upon its adoption; provided, however, that termination of the preferential permit parking restrictions shall become operational immediately as specified in Section 3 to permit City staff sufficient time to implement the City Council's direction.

SECTION 7. That a certified copy of this Resolution shall be forwarded to the offices of the City Clerk, City Manager, Legal Division, and Building and Safety Department.

SECTION 8. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution

ADOPTED this ____ day of September, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

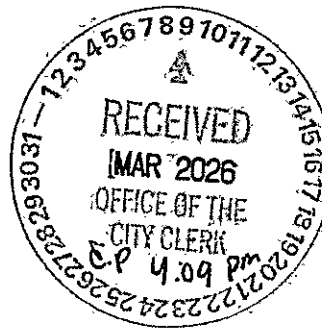
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

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 _____, 2026.

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

AYES: COUNCIL MEMBER-
NOES: COUNCIL MEMBER-
ABSENT: COUNCIL MEMBER-
ABSTAIN: COUNCIL MEMBER-

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON



FROM: Kathleen Blakistone
544 W Raymond St, Compton, CA
310 678 6186
info@moonwaterfarm.net

3-9-2026

TO: Honorable Ms. Satra Zurita, City Clerk
City of Compton
205 S. Willowbrook Avenue
Compton, CA 90220

RE: Submission of Resident Petition Regarding Termination of Preferential Parking Designation in Richland Farms, District 3

Dear City Clerk:

Please accept this letter and the attached petition documents as a formal request to initiate the **termination** of Preferential Parking Designation in District 3, Richland Farms.

This petition contains the signatures of 249 dwelling units and an additional 215 residents of District 3, Richland Farms of the City of Compton who support the **termination of preferential parking** in our neighborhood of Richland Farms, District 3, over 50% of dwelling units. The attached petition specifically requests that the City Council terminate the designation of preferential parking in District 3 Richland Farms as it relates to section 12-9 of the Compton municipal code.

Included with this letter are:

- The original petition signature sheets containing 480 signatures (our count above has not included any duplicates). We have worked to eliminate duplicates or non-residents of District 3.
- Our grievances and request for termination under section 12-9.4.
- An excel document rotating each address for the dwelling units and the name of the petitioner and a count of any additional household members in support of the termination.

I am authorized to act as the primary contact for this petition for the residents of Richland Farms. Please contact me, at 310 678 6186 or via email at info@moonwaterfarm.net regarding the verification of these signatures or to discuss the next steps in this process.

Thank you for your assistance in bringing this matter before the appropriate city officials.

Sincerely,

Kathleen Blakistone
Representative for Petitioners of Richland Farms

RECEIVED
MAR 20 2019
OFFICE OF THE
CITY CLERK
4:09 pm

Resident Signatures

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Jason	Soria	310-757-9410	soria.jason@gmail.com	472 West Bennett St	Jason Soria
Danette	Estroza	424) 404-2076	cestroza88@icloud.com	472 West Bennett St	Danette Estroza
Trenussay	Soria			472 West Bennett St	Trenussay Soria
Nora	Estroza	323) 564-9777		472 West Bennett St	Nora Estroza
Celene	Zepeda	323) 894-8100		472 West Bennett St	Celene Zepeda
Dina	Barrera	310) 885-3340		472 West Bennett St	Dina Barrera
Josua	Barrera	213) 292-4310		472 West Bennett St	Josua Barrera
Jessica	Estroza	213) 292-5740	shesapace@gmail.com	472 W Bennett St	Jessica Estroza
Jose	Rolon	562-583-5029		484 W Bennett St	Jose Rolon
Elizabeth	Sanchez	(310) 704-7637	Elizabeth.sanchez@gmail.com	502 W. Bennett St	Elizabeth Sanchez
Isis	Sanchez	310) 346-7994	sanchezisabel@gmail.com	502 W. Bennett St	Isis Sanchez
Isis	Rodriguez	310-704-7637	rodriguezissac@gmail.com	502 W. Bennett St	Isis Rodriguez
Amy	Rodriguez	323-301-0697	acarrat04@gmail.com	502 W. Bennett St	Amy Rodriguez
Roberto	Rodriguez	310) 507-1550		525 W Bennett St	Roberto Rodriguez
J. Felix	Felix	910-612-5815		503 W Bennett St	J. Felix
Favila	Favila	(310) 612-1900		503 W Bennett St	Favila
Jose	Cuevas	310) 272-0060		503 W Bennett St	Jose Cuevas

Cornwall House

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

614 ~~638~~ 700 706 702

First name	Last name	Phone	Email	Address	Signature
CARMEN NANCY	Carmillo RINCON	310 748.8644 424.703.2975	email@email.com mangelina2020@gmail.com	536 W. Bennett	
Enisel Rodriguez	Rodriguez	310) 345-7819	grisladroguiez3@gmail.com	600 W. Bennett St. Compton CA 90220	
Fernando Apaluceta		310-443-2074		603 Bennett	
Bayan Cabrera	Cabrera	323-477-7699	yobryon732@gmail.com	730 W. Bennett	
dina Lopez			PERCIE 811		
Chris CHAS	PERCIE	494 374036	PERCIE 811	726 W BENNETT	Chris Lopez
Lucas Delira	Stubbsfield	502.335.2472. 310 768-2117	YATHO, CMM Stubbs 949@gmail.com	721 W Bennett St. 618 W. Bennett St	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Lloyd Theresa	Wilkins	310-720-8198	email@gmail.com	710 W. Bennett	Lloyd Wilkins
Michael Camel	Martin Bates	310-418-5671 (310) 863-1998 424) 219-0762	theresa.wilkins@gmail.com cm.martin@gmail.com pbatte0@gmail.com	449 W. Tibbets St 445 W. Caldwell St 51010, Raymond St	Theresa Wilkins Michael Martin Camel Bates

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
Valeria	Lanuz	(310) 260-8809	Lanuzal21316@gmail.com	447 W Raymond St	Valeria Lanuz
Antonio	Vargas	310-350-2655		462 W Bennett St	Antonio Vargas
Margarita	Vargas	310-427-2004		462 W Bennett St	Margarita Vargas
Pedro G	Gonzalez	(310) 344-8680		418 W Raymond St	Pedro Gonzalez
ERIC	Lanuz	(310) 346-4938		447 W Raymond St	Eric Lanuz
ALFONSO	ORTIZ	710 487 9159		502 W Raymond St	Alfonso Ortiz
Eduardo	Martinez	310-447-3093		540 W Caldwell St	Eduardo Martinez
FLORENCO	COEVA	310 9238353		712 W RAYMOND	Florenco Coeva
Abel	Robles	310 714-4309		468 W Bennett St	Abel Robles
ISIDRO	DORADO	562 335 9182		445 W BENNETT ST	Isidro Dorado
Enrique	Vega	323 7573-3078		627 Bennett	Enrique Vega
Marta		310 8542976		459 WES BENNETT ST	Marta
Rob	Gonzalez	562 807 4219		805 Raymond St	Rob Gonzalez
Jesus		310 714 5372		715 W Caldwell St	Jesus
Marta	T Lemus	310 594 1340		715 W Caldwell St	Marta T Lemus
Teodoro	SEVILLA	424 644 5727		715 W Caldwell St	Teodoro Sevilla
Maria	Sevilla				Maria Sevilla

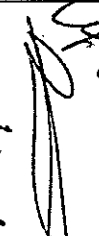
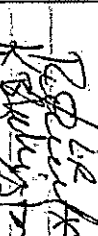
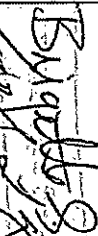
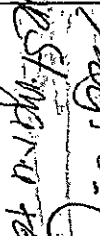
2025

First name	Last name	Phone	Email	Address	Signature
BENUNDO	JOSE	562-228	111-111-1111	419 greenleaf	B.W.A.
KATHLEEN	JOSE	310 365 5237		431 W 61st St	B.V.D.
Demetria	ALVAREZ	544 W Raymond St		445 W Grand St	K. Black
Sergio	ALVAREZ	(310) 890 3582		445 W Grand St	
JOSE	ALVAREZ	710-261-9872		443 W greenleaf	
RICHARDO	ALVAREZ			443 W greenleaf	
	ALVAREZ			467 W greenleaf	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
ALBERTO	GOAVALER	323 792-9026	email@email.com	459. W. Raymond St	
Enrique	Padilla	424 232-2815		613 Benett St	
Jose	Muriu	(310) 720-2844		500 West Raymond	
Yocelt	Ramirez	(862) 609-1571		543 W. Raymond St.	
Gris	Urena	(622) 230-2052		543 W. Raymond St	
Simon	Lara	(424) 449-4005		412 W Raymond St	
Daniel	Lara	429-319-7771		412 W Raymond St	
Amador	Rosales	910-466-2644		629 W Fickel St	
SAUDRA	Alfaro	310 484 8836	FelixPA@unilic.com	422 W Raymond St	
Rebecca	Levy	(323) 771-8668		520 W. Raymond St.	
Kathleen	Alfaro	310 678 6186		544 W Raymond St	
Monica	Santhakumar	323 533-6170		516 W. Thelander	
Lorel	Somillion	323-534-3059		2525 W Thelander	
Brigette	Santacruz	323 839-4098		516 W Thelander St	
Carlos	Rojas	310 621-1600		1111 W Thelander St	
Maria	Torres	(323) 421-2959		516 W Thelander St	
Ronald	Torres	(323) 311-6825		516 W Thelander St	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
- Luis	Aguilera	323 612 5068	email@gmail.com	715 W. Tichenor St.	Luis Aguilera
- Cesar	Vaca	(623) 373 3955	Lilipomoceno123@yahoo.com	725 W. Tichenor St.	Cesar Vaca
- Liliana	KK	562 2536	Liliana K K	726 W. Tichenor St.	Liliana K K
- Liliana	KK	562 2536	Liliana K K	724 Tichenor St	Liliana K K
- Tracy	Tracy	310 579 8660		712 W. Tichenor St.	Tracy
- Mayra Ramirez	Ramirez	562 755 3353		711 W Tichenor St Compton	Mayra Ramirez
- Salvador	Almaraz	(562) 716 7211		705 W. Tichenor St	Salvador Almaraz
Gutierrez	Alfredo	(310) 874-0347		611 Tichenor St.	Alfredo Gutierrez
Sanchez Luis	Santiago	(323) 844-9105		542 Tichenor St	Luis Sanchez
Alvino	Loza	562 422 5381		543 W Tichenor St Compton CA	Alvino Loza
Alvino	Rodriguez	310 466 2648		623 W. Tichenor St	Rodriguez Alvino
Jose	Jose	310 864 8974		617 W Tichenor St Compton	Jose

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Alberto	Vazquez	323-506-1229	alvazquez@gmail.com	608 W Raymond St	[Signature]
Hortencia	Rodriguez	310-612-7145	hortensia77es@yahoo.com	506 W Raymond St	[Signature]
Lisa	Herrera	323-342-4339		454 W. Raymond	[Signature]
Daniel	Alvarez	(818) 301-868		441 W Raymond St.	[Signature]
Corina	Conchola	562-541-5277		441 W Raymond St	[Signature]
Edie	Sanders	951-877-0377		432 W Raymond	[Signature]
Linda	Brown	323-64-0879		426 W. Raymond St	[Signature]
Luz	Lara	562-241-6531		412 W. Raymond	[Signature]
Pedro	Lara	(424) 200-5409			[Signature]
Jaime	Lara				[Signature]
Daniel	Lara				[Signature]
Luz	Delucas	(310) 738-2049		412 W. Raymond	[Signature]
Yvonne	Perez	714-717-1350		412 W Raymond St	[Signature]
Gabriela	Rosas	424-4269165	Farm3202@hotmail.com	460 W Raymond St	[Signature]
Trinity	Ramos	424-4269166			[Signature]
Julian	Arechiga	424-770-7150		469 W Raymond St	[Signature]
Rigoberto	Rehilla	323-592-1052		469 W Raymond St	[Signature]

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Areli Lourdes	RAMOS	111-111-1111 623 717-8850	email@email.com Rareli205@gmail.com	442 W Caldwell St 442 W Caldwell St 442 W Caldwell St	Areli Ramos
Vicente	Ramos	310-749-2230 310-710-6428			Vicente Ramos
Vicente Vanessa	Ramos JIR Ramos	(310) 801-8806 520 912-1289	Vicente Ramos JIR masdison1974@gmail	442 W Caldwell St 442 W Caldwell St	Vicente Ramos Vanessa Ramos

Petition Against Permit Parking in Richland Farms

2025

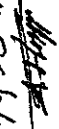
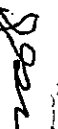
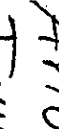
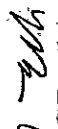
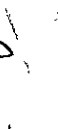
Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
David	Torres	323 3046125		516 W Tichenor St	
Edno	Alvarez	323 718-9744		516 W. Tichenor St	
Sarah	Correa	818 262 0500		516 W Tichenor St	
Erika	Orozco	(562) 282-7186		473 W. Tichenor	
Luis	Jimenez	(424) 227 0851		473 W. Tichenor St	
Luis	Antonio Jimenez	(310) 671-8523		473 W. Tichenor St	
Roxana	Castillo	(424) 221 0851		473 W. Tichenor	
Jose	Ascencio	322 719-6577		305 W. GLENCOE	
DORA	ASCENCIO			305 W GLENCOE	
YANEZA	ASCENCIO			305 W. GLENCOE	
DANIEL	Sanchez	(562) 302-6145		443 W Tichenor St	
MATE	Caldon	424-2237967		435 W Tichenor St	
Teran	Roman	(310) 850-9226		437 W Tichenor St	
Edward	Morris	(562) 335-5557		437 W Tichenor St	
Rogelio	Jimenez			425 W Tichenor St	
Calix	Rios	Ext-6841650		453 W Caldwell St	
Carmen	Caudillo	562 326-2816		453 W. CALDWELL ST	
LORAINA	Hernandez	(213) 245-9851		1181 S. OLIVAR AVE	
KARINE	Cuevas	424 219 1212		1501 S. ACACIA AVE	
Rogelio	Hernandez	310-632-8176		1512 S. OLIVAR AVE	
CHARLOS	RIVERA	310 292 9624		1402 S. OLIVAR AVE	
Alvaro	Cortez	(310) 844-3788		453 W. Caldwell St	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Alondra	Hernandez	562-668-7073	alheras5@gmail.com	455 W Bennett St Apt A	
Ma Guadalupe	Costello			910 S CENTRAL AVE	
JESUS	VILLARREAL	424-240-2245		476 W Bennett St	
MARIA	VILLARREAL	424-240-2245		476 Bennett St	
Arturo	Rodriguez	310-617-0789		502 W Bennett St	
Felipe	Sanchez	310-913-7244		426 W Bennett St	
Ricardo	Villeda	(562) 316-9116		426 W Bennett St	
MARK	Chen	623-421-0074		426 W Bennett St	
Feliciano	Villeda	562-746-8600		426 W Bennett St	
Dalia	Villeda	310-612-5906	dalia-m2@hotmail.com	426 W Bennett St	
Jessica	Villeda	502-531-9812	jessvill27@yahoo.com	426 W Bennett St	
Cesar	Horrodes	323-338-4449		1515 Alexander	
Jorge Pareto		310-418-7467		1527 Alexander	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Dina	Nani O	(424) 392 2566	dina.nani.442@gmail.com	1607 S. Oleander compton	
Eric	Watson	301 678-6678		332 W Glencoe St compton	
Eric	Ramirez	(310) 966-7749	eramic7219@gmail.com	338 W Glencoe St compton	
Claudia	Ramirez	310 502 5754	504 ramirez@gmail.com	339 W Glencoe St compton	
Rafael	Ramirez	810 597 6194			
Maria	Ramirez	424 200 5004			
Justi Alvarez	Alvarez	562 785-7581			
Angel	Ramirez	(310) 517-2155			
Leonardo	Alvarez	(323) 631-8044	Leonardo115@gmail.com	308 W Glencoe St compton	
Jocelyn	Carillo	323-407-3425		311 W Glencoe St compton	
Alexis	Carillo	424-221 6907		311 W Glencoe St compton	
Max Elmyr	Melendez	(62) 566-6740	maxmelendez24@gmail.com	511 S. Alacacia Ave compton	
Roxana	Epina	(424) 222 8649	45pinomartinez@gmail.com	1508 S Alacacia Ave compton	

2025

First name	Last name	Phone	Email	Address	Signature
Dulca	Heredia	562 589 5360	email@gmail.com	338 W. Bennett	Dulca
Dear	Heredia	562 589 5361	Cheredia11415@yahoo.com	338 W. Bennett	Dulca
Mifong	Mosquera	562 233 3860		340 W. Bennett St	Dulca
Comedo	Mosquera	310 415 8762		340 W. Bennett St	Dulca

338 W. Bennett Blvd. Aberdeen
340 W. Bennett St.
340 W. Bennett St.

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Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Claudio	Sanchez	313-243-560	111-111-1111	1515 Olander Ave	<i>[Signature]</i>
Nivaldo	Garza	48-392-5809		1110 S Exmouth Ave	<i>[Signature]</i>
Loe Luis	907 2062	310 667 0667		1074 Johnson St	<i>[Signature]</i>
Luis	Rosa	323 220 6292		1710 W River St	<i>[Signature]</i>
* Eddie		(424) 200 1328		1519 W Calaveras	<i>[Signature]</i>
		710 916 5503		W 4th (over) ect	<i>[Signature]</i>

N/A

N/A

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Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Cristal Gutierrez	CRISTAL GUTIERREZ	310-443-4407	email@gmail.com	629 W Raymond St 703 W. Raymond St 712 W Raymond St	Cristal Gutierrez
Ismael Haidy	RIVALLADA DANCHEZ	310-41635675 3109238833		712 W Raymond St	Ismael Haidy
HANIFA JUAN	GRIFFIN	333-300-0944		422 W. Raymond St	HANIFA
Rebecca Sorensen	KUTYAGA DRAZ	(562) 41804685 523 915-2777 316-6670018		602 W Raymond St 608 W Raymond St 608 W Raymond St	Rebecca Sorensen
CRISTAL IDALPOSSO	CUTRER SALAZAR	(402) 440-3491 424 2019278		1002 W Raymond St 518 W. Raymond St 548 W. Raymond St	CRISTAL
MARIA ELENA	SALAZAR LEAL	(424) 375-3534 323 5066748		520 W. Raymond St	MARIA ELENA
EVERARDO HAROLD	DEJESUS ALVAREZ	323 5177661 323 501.1617		520 W. Raymond St	EVERARDO

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
Anthony	Moultrie	310-259-0084	PARTYPA/ACEED@YAHOO.COM	411 W. Caldwell St. CPT 90220	anthony moultrie
Keinda Pratt	Pratt	562-442-0636	Pratt Keinda@gmail.com	411 W. Caldwell St. CPT 90220	Keinda Pratt
Anthony	Moultrie	424-370-4077	Moultrie78@gmail.com	411 W. Caldwell St. CPT 90220	Anthony Moultrie
Vicente	Ramos	310-710-6428	Vicente.Ramos@rockwell.com	442 W. Caldwell St. 90220	Vicente Ramos
Tim	Williams	323-244-6311	Mr Tim Williams@gmail.com	450 W. Caldwell St. 90220	Tim Williams
Anthony	Harris	323-506-9920	AnthonyHarris@icloud.com	463 W. Caldwell St. CPT	Anthony Harris
Imelda	Garcia	(562) 746-6442	Ime.garcia@icloud.com	600 W. Caldwell St.	Imelda Garcia
Niguel	Ortiz	424-213-0318	hotmart.com	600 W. Caldwell St.	Niguel Ortiz
Jose Angel	Angel	(562) 746-6442	600 W. Caldwell St. Compton	600 W. Caldwell St.	Jose Angel
Manuel	Carro	323-572-0840		600 W. Caldwell St.	Manuel Carro
Lili Z	Valdovinos	424-233-7636		605 W. Caldwell St.	Lili Z Valdovinos
*Ricardo	Valdovinos	310-762-9702		605 W. Caldwell St.	Ricardo Valdovinos
Jose Manuel	Aguilar	(562)		712 W. Caldwell St.	Jose Manuel Aguilar
Gregorio Sotelo	Sotelo	310-629-6121		708 W. Caldwell St.	Gregorio Sotelo
Stephanie Sotelo	Sotelo	310-110-5365		708 W. Caldwell St. Compton, CA 90220	Stephanie Sotelo
Irma Sotelo	Sotelo			708 W. Caldwell St. Compton, CA 90220	Irma Sotelo
Gregory	Sotelo	310-629-6121		708 W. Caldwell St.	Gregory Sotelo
Diana	Lopez	323-490-4478		730 W. Caldwell St. Compton, CA 90220	Diana Lopez

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com	716 W. Raymond St.	
Jose	Marquez	562-412-4195	marquezll29@hotmail.com	716 W. Raymond St.	
Kim	Marshall	562-321-1649		709 W. Raymond St.	
Julia Sotelo		562-958-0750		Compton Ct 40220	
				602 W. Raymond St.	
Paula	Rojas	323-787-1112		520 W. Raymond St.	Paula Rojas
Samuel	Leal Martinez	323-534-1008		520 W. Raymond St.	Samuel Leal
Julian	Garcia	474-224-8984		461 W. Raymond St.	Julian G.
Amparo	Zamora	562-480-5429		461 W. Raymond St.	
Juan	Zamora	562-855-9172		461 W. Raymond St.	Juan Zamora
Yvette	Zamora	323-496-8749		461 W. Raymond St.	
Ramon	Zamora	310-735-6186		461 W. Raymond St.	
Saludor	Canchola	424-373-1430		461 W. Raymond St.	
Ram on	Zamora	310 526 0242		441 W. Raymond St.	
Antonio	Plascencia	327 944 938		418 W. Raymond St.	
Sergio	Salazar	(310) 766-8793		491 W. Raymond St. - Compton CA 90220	
Raul	Gonzalez	(562) 350-7496		548 West Raymond Street	
Minam	Benitez	323-215-1911		608 W. Raymond St.	
Miguel	Castellon	(562) 290-3211		917 S. Center Ave	
Brenda	Castellon	310-292-4182		549 W. Raymond St.	
		310-292-4722		549 W. Raymond St.	

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Crispin	Gracia	562-781-3622	gnciacrispin710@gmail	711 west caldwell st	Crispin
Reynalda	Ortiz	424-772-8330		712 west Caldwell St	Reynalda
Pau I	Vegas	(424) 2584235		729 W. Caldwell	Vegas
Raquel	Bernitez	714-809-8509	Rachaela2002@gmail	917 S. Center Ave	Raquel
Andrea	Bernitez	562-530-0942		917 S. Center Ave	Andrea
Salvador	Bernitez	562-336-0309		917 S. Center Ave	Salvador
Felipe	Caragoza	562-313-5309		543 W. Raymond Ave	Felipe
Carlos	Castellon	310-213-8834		547 W. Raymond Ave	Carlos

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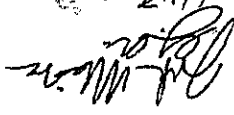
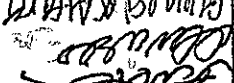
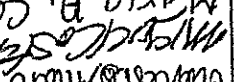
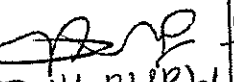
Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Sonia	Guenero	562-251-7676	N/A	685 W Raymond St	Sonia G.
Alejandra	Guenero	310-894-0302	N/A	625 W Raymond St.	Alejandra G.
Tulio	Guenero	310-894-0302	Tulio@guenero.com	625 W Raymond St.	Tulio G.
Andres	Guenero	310-631-3443	N/A	625 W Raymond St	Andres G.
Juliana	Guenero	310-631-3443	N/A	625 W Raymond St	Juliana G.

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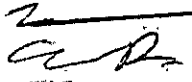
Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
FRANK	MARIA	(310) 346-9473	mariastrahl@gmail.com	614 W. Raymond St. Compton CA 90018	
GENESIS	AGUILAR	210 346 8624	genesis22@gmail.com	614 W. Raymond St. Compton CA 90018	
ULISES	LOPEZ	424-4156-5452	uliseslopez@gmail.com	614 W. Raymond St. Compton CA 90018	
LUIS	AGUILAR	(310) 346-8576	luis.aguilars@gmail.com	614 W. Raymond St. Compton CA 90018	
XAVIER	AGUILAR	(323) 322-7076	xavier.aguilars@gmail.com	614 W. Raymond St. Compton CA 90018	
FRANCIS	AGUILAR	(323) 360-5592	francis.aguilars@gmail.com	614 W. Raymond St. Compton CA 90018	
DIONE	ALVARO	(951) 563-6206	heavenlyyehs@gmail.com	614 W. Raymond St. Compton CA 90018	
GENESIS	ALVARO	(323) 845-5837	genesis.alvaro112@gmail.com	614 W. Raymond St. Compton CA 90018	
MIGUEL	CASTELLON	310.308.0170		547 W. Raymond St. Compton CA 90018	
MARIA	CASTELLON	310.448.4392		547 W. Raymond St. Compton CA 90018	
SAIME	CASTELLON	310.340.2094		547 W. Raymond St. Compton CA 90018	

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Michael	Hartley	323-229-0712	email@email.com	619 W. Bennett	
Juan	Briano	424 454 2932	Michael-Hartley@att	705 W. Bennett	Juan Briano
Jessica	Padilla	424-200-0065	Jessica Padilla 745 W	613 West Bennett St	Jessica
Kathie	Padilla	424 610 7090	Kathie Padilla Stogin	613 West Bennett St	
Candlyn	Padilla	424 610 6948	padilla_candlyn@gmail.com	6113 W Bennett St	
Enrique	Padilla	424 232 2811	enrique.padilla@gmail.com	613 W Bennett St	Enrique Padilla
JASON	STUBBERFIELD	423/675-2305	JAY STUBBERFIELD	618 W BENNETT ST	Jay Stubberfield
Hector	DE/Rea	310-9944		614 W Bennett	Hector DE/Rea
Julio	Becerra	323 899 9048		641 W. BENNETT ST	Julio Becerra
Paula	Becerra	310 402 4352	Becerra Pm 906@gmail.com	641 W Bennett St	Paula Becerra
Elizabeth	Ramirez	424 246 6640	ramirez_elizabeth@gmail.com	621 W. Bennett St	Elizabeth Ramirez
GUSTAVO	Melgoza	310 750 6065		721 W CHADWELL ST	Gustavo Melgoza
ANLEWIO	MORENO	323 602 7258		607 W Bennett St	Anlewio Moreno
Rosie	Benitez	310 413 1441		607 W Bennett St	Rosie Benitez
Ricardo	Perez	310 588 5298		630 W Bennett St	Ricardo Perez
Larry	Christ	310 560 6392		706 W BENNETT	Larry Christ
GERARDO	GODINEZ	310 993 2469			Gerardo Godinez

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Andra	Donado	562 3359152	email@entail.com	445 W BENNETT	Andra Donado
Kennia	Donado	562 9918811		445 W BENNETT	Kennia Donado
Joseph	Donado	310 493-1361		445 W BENNETT ST	Joseph Donado
MARISA	Donado	562 210 3882		445 W BENNETT ST	MARISA Donado
Miguel	Donado	562 277-5303		445 W BENNETT ST	Miguel Donado
LEONARDO	Donado	1562 477 2879		445 W BENNETT ST	LEONARDO Donado
KAREN	Donado	562 912 5229		445 W BENNETT ST	KAREN Donado
CRIS	Donado	562 3306717		445 W BENNETT ST	CRIS Donado
KATHIA	Donado	562 3306717		445 W BENNETT ST	KATHIA Donado
ELIZABETH	Donado	562 3306717		445 W BENNETT ST	ELIZABETH Donado

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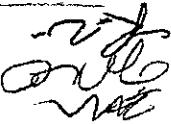
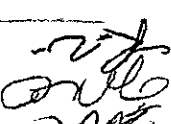
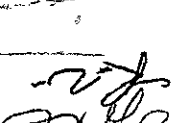
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Petition Against Permit Parking in Richland Farms

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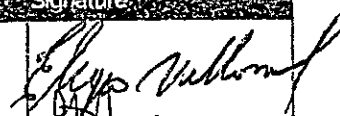
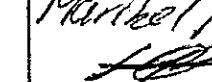
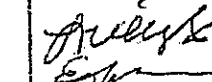
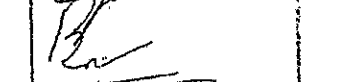
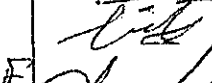
Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Byron	Madel	329-578-4298	madre@gmail.com	477 W. Greentree Blvd.	
Jamie	Garcia	310-200-1628	Mrs.11@icloud.com	473 W. Greentree Blvd.	
Ricardo	Yelasco	310 261 9872	ricardoyelasc@gmail.com	467 W. Greentree Blvd.	
Jalia	Rodriguez	424-529-4883	Jespana49@mail.com	441 W. Greentree Blvd.	
Jorge	Rodriguez	424-219-8846	Jespana49@mail.com	441 W. Greentree Blvd.	
Blanca	Norio	310 857 0097	Yamirnorio52@gmail.com	441 W. Greentree Blvd.	
José D.	Aguirre	310 863 4681	310 863-46-81	1607 S. Alexander Ave.	

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
Eligio	Waller	521 107 1898		605 W Greenleaf	
Gary	Haps	310 594 2575	ghaize@gmail.com	617 W. Greenleaf	
Edelmar	Lewner	310 345 6242	edwinlucad@gmail.com	611 W. Greenleaf Blvd	
Claudia	Ramirez	(323) 621-2415	ramirezroel51@yahoo.com	627 W Greenleaf Blvd	
Lizette	Cortez	310 704-1573	curett2@yahoo.com	629 W. Greenleaf Blvd	
Axell	Diaz	424-321-9841	axelladiaz.compton@gmail.com	717 W Greenleaf	
Maribel	Pineda	424 321 9840	pinedamar277@gmail.com	717 W greenleaf	
Isis	Diaz	310 (670) 8891	Jasvis161@yahoo.com	717 W Greenleaf	
Willly	Lizano	562 1052-2448	willly11423@gmail.com	719 W. Greenleaf	
Giragun	Felz	213 864 0776	Enrique Compton78@gmail.com	723 Green leaf	
Portirio	Estrada	323 345 3976		723 GREENLEAF	
Tito	Drozco	310 531 6972		727 Greenleaf	
JOSE R	REYNALDO	562 624 7254		609 W GREENLEAF	
ROSA	Rocha	424 362-4410		compton	
Rhonda	Hall	(424) 355-4804	rhonda.hall1394@gmail.com	525 W Greenleaf Blvd	
ALVARO	LISNETOS	(562) 673-9477	jacklyn.bonner19@gmail.com	519 W Greenleaf Blvd	
Jacklyn	BONNER	562-922-4899		513. GREENLEAF BLVD	
				513 W. Greenleaf Bl	
				Compton CA 90220	

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
PABLO	WERN	562-361-2388		920 S. CENTER	
SAMUEL	GARCIA	310-814-8160		459 W. TICHENOR ST	
GILDA	TURNER	310-722-9973		418 W. TICHENOR	
CONNOR	MASON	424-867-9929		341 W. TICHENOR ST	
DOLORES	JIMENEZ	310 613-1133		337 W TICHENOR ST	
DEONTAY	HOUICK	213-856-5726		331 W CALDWELL ST	
MAYRA	GRAMBOA	(562) 416-8551		335 W. Caldwell St	
ROSALBA	MEJIA	310 729-6157		339 W Caldwell St	
ROSARIO	MEJIA	225-214-9188		341 W Caldwell St	
ROSEN	ARROYO	323 446 308		339 UNIT A W. CALDWELL	
ALBERTO	VALADEZ	310 403 3514		336 W Johnson St	
BRENDA	MOORE	310 656 8623		320 W Johnson St	
* GISELE	AREVALO	326-954586		340 W Bennet St	
ERIK	PILLON	562 912-5191		337 W Bennett ST	
NANCY	MARTINEZ	562-787-0477		325 W Bennett St	
LEON	PAYTON	424 381 3418		312 W BETHNETT ST	
JESUS	TRUJILLO	310 487 3125		302 W BARNETT ST	
ANGEL	GALINDO	424 366 6369		1519 S Aracua Ave	
ERIC	RAMIREZ	310 466 7749		338 W Glencoe St	
ANTHONY	CAUSTRUBIOS	562-607-3416		1521 S OLIVERA AVE	

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Mohamir	Evans	424 296-9046	email@email.com	531 W	Mohamir
Cyrus	Lewis	424 296-9163	Elephant Plumbing & Remodeling	Tichenor St	Cyrus Lewis
Danna	Evans	310 631-5556	Mandela Learning Village	Compton	Danna Evans
Cynthia	Forklad	323 219-5282	Wint-Nig-Forklad	531 W. Tichenor St.	Cynthia Forklad
Juan	Rios	(323) 393-9048	Juan Rios	1119 St. Oleander Ave.	Juan Rios
Imelda	Perez	(424) 290-9512		1105 S. Oleander Ave	Imelda Perez
Lawing	Neg	323-895-5450		1109 Oleander Ave	Lawing Neg
Rosa	Madrigal	(562) 341-8654	Madrigal	1105 S. Oleander Ave	Rosa Madrigal
Keara	White	(310) 868-4291	White	340 W Caldwell	Keara White
Marie	Lewis	310.486.3661		322 W Caldwell St	Marie Lewis
Cecilia	Quzada	323-975-8271		1220 S. Oleander Ave	Cecilia Quzada
Tracy	Lytle	310.650.6016	tracylytle@gmail	401 W. CALDWELL ST	Tracy Lytle
Alicia	Martinez	(310) 995-1946		403 W Caldwell	Alicia Martinez
Alicia	Gonzalez	(310) 418-6482			Alicia Gonzalez
Tito	Vivar	(310) 654-7180		339 W Johnson St	Tito Vivar
Carlos	Rivera	310 292 9162	Carlos Rivera	1402 S. Oleander Ave	Carlos Rivera
Cesar	Heredia	562-889-5344	Cesar Heredia	1338 W Bennett St	Cesar Heredia
Dulce	Heredia	562-889-5360	Dulce Heredia	338 W Bennett St	Dulce Heredia
Janieja	Martin	(562) 661-7819	Janieja Martin	328 W Bennett St	Janieja Martin
Jose	Ortiz		Jose Ortiz		Jose Ortiz
Jose	Lozano	323.471.0646	Jose Lozano	328 W. B. CHEN ST	Jose Lozano

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Resident Signatures:

First name	Last name	Phone	Email	Address	Signature
Maria	Ortiz	310.404.7458	corale26@gmail.com	412 W. Tichenor	Maria Ortiz
Maritza	Arellano	310-7048478	melanie075501@gmail.com	1200 S Oleander	Maritza Arellano
Bertina	Alfaro	424.2234272	bertha.gonzalez913@gmail.com	321 W. Caldwell	Bertina Alfaro
Javier	Vega	(310) 634-5716	oregon468@gmail.com	344 W. Caldwell St.	Javier Vega
Eugenia	Armstrong	310.2308-8695	EMAKay@gmail.com	316 W. 1st	Eugenia Armstrong
Antonio	Lopez	310.730-7354	gallardoana77@gmail.com	324 W. Johnson St	Antonio Lopez
Ana	Gallardo	(424) 270-3059	ashleywells225@gmail.com	343 W. Bennett St 40220	Ana Gallardo
Ashley	Wells	(310) 308-5279	ashleywells225@gmail.com	308 W. Bennette	Ashley Wells
Ofelia Castro		3233	Ofelia	15125 Acacia Ave	Ofelia Castro
Yessenia	Valdez	(310) 462-8084	yessabi@gmail.com	324 W. Glencoe	Yessenia Valdez
Levell	Watson	310 433 0937	CL5284726@gmail.com	332 W. Glencoe	Levell Watson
CELSTAN	SANCHEZ	310-713-8882	Elizabeth.mhsalazar@gmail.com	1408 S. Center	CELSTAN SANCHEZ
Monica	Salazar	824-370-8243	Elizabeth.mhsalazar@gmail.com	1408 S. Center	Monica Salazar
DeLeon	Alam	310 755-6003	1405 Center Ave		DeLeon Alam

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Esteban	Alonso	(213) 725-0418	email@centail.com	406 W Tichenor	Esteban Alonso
Diana	Nava	(562) 507-8733		334 W. Caldwel St.	Diana Nava
Ofelia	Deez	424.772.9312		314 W. Olympos St	Ofelia Deez
Yoe	Reinos	310 616 3635		344 W Bennett St	Yoe Reinos
Rogove	Herrnandez	310-682-8116		519 N. Dr 1512	Rogove
Rafael	Ramirez	310 597-6196		339 W Glencoe	Rafael
Eric	Ramirez	310 502-5754		338 W. Glencoe St.	Eric Ramirez
Doretha	Shenman	310-631-3390		331 W. Glencoe St	Doretha Shenman
Jordan	Thomas	(562) 292-3791	Jthomas-210@yahoe.com	327 W Glencoe st.	Jordan Thomas
Yvonne	Roussac	(310) 351 3044		321 W Glencoe St.	Yvonne Roussac
Evellina	Cardillo	424 261 6906			Evellina Cardillo
Maria	Aguirre	424 407 5228		305 W. Glencoe	Maria Aguirre
Jose	Asencio	562 719-6517			Jose Asencio
Elia	Alonso	213-574-5090			Elia Alonso
Emilia	Alonso	213-574-5090			Emilia Alonso

Petition Against Permit Parking in Richland Farms

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Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
Margarita	Perez	424 200 8784		305 W. Bennett St.	Margarita Perez
Maria	Perez	310 766 8175		307 W. Bennett St.	Maria Perez
Joyce	Mauldin	1505 S. Acacia	Joyce Mauldin	1505 S. Acacia	Joyce Mauldin
Edgardo	Mendez	562-566-5740	Edgardo Mendez	1511 S. Acacia Ave.	Edgardo Mendez
Ayondra	Flavien	(502) 583 0798	Ayondra Garcia	1511 S. Acacia Ave.	Ayondra Garcia
Marlene	Gonzalez	(562) 845-2060	Marlene Gonzalez	217 W. Glencoe St.	Marlene Gonzalez
Espie	Rivera	662 7372-1781	Espie Rivera	217 W. Glencoe St.	Espie Rivera
MARTIN	FIDO	424 219 0530	MARTIN FIDO	217 W. Glencoe St.	MARTIN FIDO
CHRISTINE	FIDO	424 295-5030	CHRISTINE FIDO	217 W. Glencoe St.	CHRISTINE FIDO

2025

First name	Last name	Phone	Email	Address	Signature
Tamara	Drunkin	111-111-1111	email@email.com	457 1/2 W. Caldwell St	Tamara Drunkin
Roy Keenan	Abvercronbie	562 331 6843		457 W. Caldwell St	Roy Keenan
Carmen	Caudillo	424 407 998		460 W. Caldwell St	Carmen C.

Petition Against Permit Parking in Richland Farms

2026

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Maya	Wu	310 630 7197	n/a	507 W. Bennett	[Signature]
Jamali	Thomas	810 484 4288	n/a	507 W. Bennett	[Signature]
Elizabeth	Ganchez	(310) 704-7637	Elizabethsanchez7993@gmail.com	502 W. Bennett St	[Signature]
Isaias	Sanchez	310-346-7994	sanchezisaiah16@gmail.com	502 W. Bennett St	[Signature]
Am Y	Rodriguez	328-301-0697	acira1111@gmail.com	502 W. Bennett St	[Signature]
Miguel	Lopez	562-446-7785	Melina1@gmail.com	1200 S. Olander Ave	[Signature]
Melanie	Lopez	424-373-2008	Melina1@gmail.com	1200 S. Olander Ave	[Signature]
Marieta	Lopez	310-704-8418	Melanie 0125073@gmail.com	1200 S. Olander Ave	[Signature]
Samir	Rivera	915-210-6651	Melanie 0125073@gmail.com	502 W. Bennett St	[Signature]
Marcos	Suberanes	626-234-4611	smarcos175@gmail.com	502 W. Bennett St	[Signature]
Jesus Avila	Joseph	424-266-500	517 W. Bennett St	525 W. Bennett St	[Signature]
Rebecca	Pomero	310-712-9599	msmacedonia@gmail.com	517 W. Bennett St	[Signature]
Jose	Medina	310-661-1117	424-703-2975	522 W. Bennett St	[Signature]
Nancy	Rincon	310-245-7339	424-703-2975	1501 S. Bennett Ave	[Signature]
JUAN	Gonzalez	310-245-7339	424-703-2975	434 W. Bennett St	[Signature]
JOSEFINA	Jimenez	424-244-4494	424-244-4494	434 W. Bennett St	[Signature]
Richard	Jimenez	310-763-4418	424-244-4494	416 W. Bennett St	[Signature]
Robert	Crystal			416 W. Bennett St	[Signature]

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Gustavo Martinez	Martinez	(310) 780 6065	gustavo.martinez@gmail.com	622 W Bennett St Northridge, CA 91344	[Signature]
Rosa Lewin	Granados Lewin	(310) 631 8193	gvelaguetzasa@gmail.com	547 W Bennett St Northridge, CA 91344	[Signature]
Dorantes	TERESA	562 347 3772	teresa.teresa@gmail.com	603 W Bennett St Northridge, CA 91344	[Signature]

2025

First name	Last name	Phone	Email	Address	Signature
------------	-----------	-------	-------	---------	-----------

First Last	Zone	EVEITE
Madrigal	VASQUEZ	
111-111-1111	(502) 26-8918	
email@email.com	EMILY2088@GMAIL.COM	
317-437-8305	1006 S. WILKINSON	
Zee498@gmail.com		
3		

OE #

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Artega	Artega	310 977 5982	email@gmail.com	914 S. Center Ave	[Signature]
MIGUEL CESAR	VALLERIA MARIN	310/818-9274 562/732179152		715 - Cold W 144 462 W Bennett St	[Signature]
Esther	[Signature]	323 921 1600			[Signature]
Rafael	Mendoza	310 735 6744		Slow Caldwell	[Signature]
Edgar Torres	Coral	(323) 496 6479 424 306 4447			[Signature]
JOSE MATE	Detoro Calderon	562/696864 424 223 7967		16102 CHICAGO AVE 435 W Tichenor St	[Signature]

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Adela	Anguiano	(323) 303-0034	email@email.com	517 w caldwell	adela
J. Alberto	Jaramillo	323 425 2477		423 w caldwell st	J. Alberto
Cesar	Gonzalez	310-200-8155		427 w caldwell st	Cesar
Thomas	Garza	310-350-3535		507 w caldwell st	Thomas
Clifford	Williams	310 404 5283		405 w caldwell st	Clifford
Peter	Blackburn	562 762 2535		1434 S Cleander Ave	Peter
Peter	Blackburn	562 762 2535		545 W Caldwell St	Peter
Michael	Lora	855-624-9103		608 W Caldwell St	Michael
Opriano	Rios	213 352-0121		703 W Caldwell St	Opriano
William	MARTIN	(310) 635-2906		445 W Caldwell St	William
Mike	MARTIN	(310) 863-1998		439 W Caldwell St	Mike

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First Name	Last Name	Phone	Email	Address	Signature
Bryon	Tantolo	362.374-0308	Bryon.Tantolo@gmail.com	1130 Scenter Ave	Bryon Tantolo
Elizabeth	Goodby	310 293-5567		1315 S. CENTER AVE	Elizabeth Goodby
Patricia	Parra	(323) 557-3662		531 W Bennett St.	Patricia Parra
KARIM	ARJESM	310-413-3710		1515 S. CENTER AVE	KARIM ARJESM

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Leslie	ROCHIN	111-111-1111	email@email.com	1314 S. Center Ave.	Compton
Manila	RODRIGUEZ	(323) 509-9831	lesliemanila@gmail.com	1318 S. Center Ave.	Compton
ROSIE	SCOTT	(562) 361-1013	manila1412@yahoo.com	1400 S. CENTER	AVE Compton
Sandra	Garcia	310.537-3810		1701 S center Av. Compton	Danilo
		310 525-0083			

2025

First name

Last name

Phone:

Email

Address

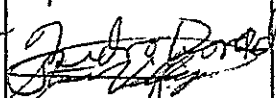
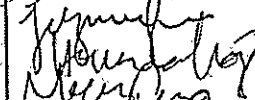
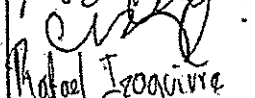
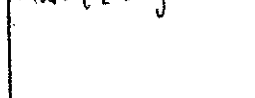
Signature

First name	Last name	Phone	Email	Address	Signature
Margie	Torres	323-422-2959 G	emall@gmail.com	516 W. TICHMOND ST CHICAGO IL 60612	

Petition Against Permit Parking in Richland Farms

2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
First	Last	111-111-1111	email@email.com		
AM Moneik Esmelalda	VanGinkel Sanchez	310-704-9848 810-925-7813		704 W. Tichenor St 516 W Caldwell St	
ISIDRO Steve	DORADO Villegas	562-335-9182 (323) 392-3074		445 W BENNETT ST 601 W. Magnolia St	
Jarmin Gabriel	Luna Hernandez	562-638-9356 310-489-1588		716 W Bennett St 714 W Bennett St	
Mercedes Rios Ceila	Covarrubias RIOS	562-618-6046 323-552-3342	rios.ceila11@gmail.com	716 W Bennett St 703 W. Caldwell St	
Rafael	Ezaguirre	323-434-0678		703 W. Caldwell St	

Petition Against Permit Parking in Richland Farms

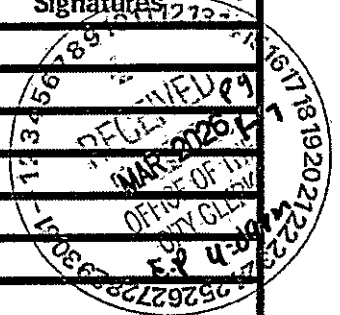
2025

Resident Signatures

First name	Last name	Phone	Email	Address	Signature
Isolias Yosselin	Rodriguez	111-111-1111 714-350-1835 323-570710	email@email.com 1606632@gmail.com	414 Bennett 404 West Bennett	Isolias Yosselin

Excel Sheet: Dwelling Units + additional signatures

First Name	Last Name	District 3 Address	Residents Additional Signatures
Jose Luis	Gonzales	107 W Johnson	
Juan	Rios	119 S Oleander	
Christine	Fido	210 W Glencoe	
Martin	Fido	212 W Glencoe	
Marlene	Gonzales	217 W Glencoe	
Alondra	Harek	221 W Glencoe	
Jesus	Trujillo	302 W Bennet Street	
Margarita	Perez	305 W Bennet Street	
Jose	Ascenzio	305 W Glencoe	2
Maria	Peñez	307 W Bennet Street	
Ashley	Welds	308 W Bennet Street	
Leonardo	Cuevas	308 W Glencoe	
Rosio	Carrillo	311 W Glencoe	5
Leon	Payton	312 W Bennet Street	
Eugenia	Armstrong	316 W Johnson	
Emma	Wilford	318 W Glencoe	
Ofella	Diaz	319 W Johnson	6
Brenda	Moore	320 W Johnson	2
Berta	Alfaro	321 W Caldwell	
Franciso	Roussia	321 W Glencoe	
Yessenia	Valdez	324 W Glencoe	
Antonio	Lopez	324 W Johnson	
Nanco	Martinez	325 W Bennet Street	
Jordon	Thomas	327 W Glencoe	
Tanieja	Martin	328 W Bennet Street	
Jessie	Alcaraz	329 W Glencoe	2
Deon	Tar Hollifler	331 W Caldwell	
Dorita	Sherman	331 W Glencoe	
Mary	Lewis	332 W Caldwell	
Eric	Watson	332 W Glencoe	2
Diana	Nava	334 W Caldwell	
Mayra	Gamboa	335 W Caldwell	1
Alberto	Valdea	336 W Johnson	
Eric	Pillo	337 W Bennet Street	2
Dolores	Jimenez	337 W Tichenor	
Dulce	Heredia	338 W Bennet Street	6
Erica	Ramirez	338 W Glencoe	2



Rosa	Arroyo	339 W Caldwell	
Claudia	Ramirez	339 W Glencoe	3
Tito	Vivar	339 W Johnson	2
Griselda	Arevalo	340 W Bennet Street	2
Rosalba	Medilla	341 W Caldwell	
Conner	Nason	341 W Tichenor	
Anna	Callardo	343 W Bennet Street	
Noe	Rocinos	344 W Bennet Street	3
Javier	Vega	344 W Caldwell	
Tracy	Lytle	401 W Caldwell	
Alicia	Martinez	403 W Caldwell	
Estevan	Alonzo	406 W Tichenor	2
Anthony	Moultrie	411 W Caldwell	4
Jose	Manuel Agui	412 W Caldwell	3
Luz	Lara	412 W Raymond St	5
Maria	Ortiz	412 W Tichenor	2
Hadid		416 W Bennet Street	
Adela	Anguiano	417 W Caldwell	9
Pedro	Gonzales	418 W Raymond St	1
Gilda	Turner	418 W Tichenor	
Bernudo	Acesitine	419 W Greenleaf	
Rebeca	Leal	420 W Raymond St	
Sandra	Alfaro	422 W Raymond St	
Alberto	Jaramillo	423 W Caldwell	
Rogelio	Jimenez	425 W Tichenor	
Ricardo	Villeda	426 W Bennet Street	4
Linda	Brown	426 W Raymond St	
Jose	Hernandez	431 W Greenleaf	
Eddy	Sanders	432 W Raymond St	4
Josefina	Jimenez	434 W Bennet Street	1
Carmen	Nunez	434 W Tichenor	1
Kate	Calderon	435 W Tichenor	1
Teresa	Roman	437 W Tichenor	1
Mike	Martin	439 W Caldwell	1
Julia	Rodriguez	441 W Greenleaf	
Daniel	Alvarez	441 W Raymond St	2
Areli	Ramos	442 W Caldwell	2
Daniel	Sanchez	443 W Tichenor	1
Isidro	Dorado	445 W Bennet Street	1
William	Martin	445 W Caldwell	

Demetrica	Haynes	445 W Greenleaf	1
Valeria	Lannza	447 W Raymond St	1
Lawanda	Green	448 W Caldwell	8
Teresa	Wright	449 W Tichenor	3
Tim	Williams	450 W Caldwell	
Carlos	Rulz	453 W Caldwell	3
Jamahia	Prince	456 W Bennet Street	
RoyKeenan	Abrercronbi.	457 W Caldwell	2
Tamara	Duncan	457 1/2 W Caldwell	3
Laura	Escobar	458 W Caldwell	1
Sergio	Areteaga	459 W Bennet Street	4
Alberto	Gonzales	459 W Raymond St	
Samuel	Garcia	459 W Tichenor	
Rosalind	Dunn	460 W Caldwell	
Gabriella	Rosas	460 W Raymond St	2
Julian	Garcia	461 W Raymond St	4
Gastelon	Alicia	462 W Bennet Street	2
Anthony	Harris	463 W Caldwell	
Sergio	Alvarez	463 W Greenleaf	3
Alejandra	Hernandez	465 W Bennet Street	
Carmen	Claudio	466 W Caldwell	
Ricardo	Velasco	467 W Greenleaf	
Robles	Abel	468 W Bennet Street	5
Juan	Arechiga	469 W Raymond St	2
Juan	Gonzales	471 W Bennet Street	
Lira	Gloria	471 W Caldwell	
Antonio	Placencia	471 W Raymond St	
Jannette	Estrada	472 W Bennet Street	
Anna	Steward	473 W Caldwell	
Jamie	Garcia	473 W Greenleaf	5
Eric	Orozco	473 W Tichenor	4
Walter	Morataya	474 W Caldwell	
Jesus	Jimenez	476 W Bennet Street	
Byron	Maciel	477 W Greenleaf	6
Jose	Manuel Gon	491 W Caldwell	1
Marlie	Carlos Muro	500 W Caldwell	4
Elizabeth	Sanchez	502 W Bennet Street	4
Felix	Fernandez	503 W Bennet Street	2
Angelina	Sanchez	504 W Caldwell	
Hortensia	Rodriguez	506 W Raymond St	1

Mayra	Woodford	507 W Bennet Street	
Thomas	Carlos	507 W Caldwell	1
Edgar	Mendoza	510 W Caldwell	
Pamela	Bates	510 W Raymond St	
Crispin	Garcia	511 W Caldwell	
Gris	Urena	512 W Raymond St	3
Jacklyn	Boner	513 W Greenleaf	
Alondra	Santa Cruz	516 W Tichenor	8
Maria	Torres	516 W Tichenor	
Alice	Joseph	517 W Bennet Street	
Alvaro	Cisneros	519 W Greenleaf	
Elena	Leal	520 W Raymond St	4
Rebecca	Romero	522 W Bennet Street	
Roberto	Rodriguez	525 W Bennet Street	2
Rosa	Rocha	525 W Greenleaf	
Patricia	Parra	531 W Bennet Street	
Cynthia	Fortlab	531 W Tichenor	
Carmen	Carillo	536 W Bennet Street	
Eduardo	Martinez	540 W Caldwell	
Sanchez	Bugida	542 W Tichenor	
Jose	Saragoza	543 W Raymond St	4
Luis	Loza	543 W Tichenor	
Kathleen	Blakistone	544 W Raymond St	3
Pilar	Blackbun	545 W Caldwell	
Esmiralda	Sanchez	546 W Caldwell	2
Martin	Orozco	547 W Bennet Street	
Maria	Castellon	547 W Raymond St	2
Idel	Fonsa Salazr	548 W Raymond St	3
Miguel	Castellon	549 W Raymond St	2
Fanny Fidel	Fernandez	563 W Bennet Street	
Rosa	Gonzales	600 W Bennet Street	3
Imelda	Garcia	600 W Caldwell	4
Fernando	Placensia	602 W Bennet Street	
Juan	Ortega	602 W Raymond St	3
Leniel	Wilson	603 W Bennet Street	
Leilia	Valdovinos	605 W Caldwell	2
Eligio	Villavarez	605 W Greenleaf	
Alfonso	Ochoa	605 W Raymond St	1
Rosie	Benitz	607 W Bennet Street	
Michael	Loza	608 W Caldwell	

Alberto	Vasquez	608 W Raymond St	4
Josie	Renaga	609 W Greenleaf	
Edlaria	Lawrence	611 W Greenleaf	
Gutierrez	Alfredo	611 W Tichenor	
Enrique	Padilla	613 W Bennet Street	4
Hector	DeReal	614 W Bennet Street	2
Frank	Macias	614 W Raymond St	
Gabi	Hoyes	617 W Greenleaf	
Jose	Perez	617 W Tichenor	
Jason	Stubberfield	618 W Bennet Street	2
Conseda	Mosqueda	618 W Raymond St	
Michael	Hartley	619 W Bennet Street	
Gustavo	Melgoza	621 W Bennet Street	
Hanifa	Griffen	622 W Raymond St	
Alvino	Rodriguez	623 W Tichenor	
Sonia	Guerrero	625 W Raymond St	5
Enrique	Vega	627 W Bennet Street	
Claudia	Ramirez	627 W Greenleaf	
Lisette	Cortez	629 W Greenleaf	2
Cristal	Ortega	629 W Raymond St	3
Larry	Grant	630 W Bennet Street	
Kiara	White	640 W Caldwell	
Julio	Bacera	641 W Bennet Street	2
Eddie	Herder	667 W Greenleaf	
Marco	Murillo	700 W Raymond St	
Seila	Rios	703 W Caldwell	4
Cipriano	Rios	703 W Caldwell	
Juan	Rodriguez	703 W Raymond St	
Moneik	Vanginkel	704 W Tichenor	2
Juan	Briano	705 W Bennet Street	
Salvador	Almansa	705 W Tichenor	
Heraldo	Godinez	706 W Bennet Street	4
Gregorio	Sotelo	708 W Caldwell	
Kim	Marsh	709 W Raymond St	
Lloyd Wilkens	Wilkens	710 W Bennet Street	2
Mayra	Ramirez	711 W Tichenor	
Renalda	Cruz	712 W Caldwell	
Isma	Ruvalcaba	712 W Raymond St	
Bo	Barrott	712 W Tichenor	
Gabriel	Hernandez	714 W Bennet Street	

Marta	Lemus	715 W Caldwell	3
Luis	Ayelba	715 W Tichenor	
Jasmine	Luna	716 W Bennet Street	2
Jose	Marquez	716 W Raymond St	
Alex	Diaz	717 W Greenleaf	
Lily	Losano	719 W Greenleaf	
Antonio	Moreno	721 W Caldwell	
Luis	Juarez	722 W Bennet Street	
Enrique	Fdc	723 W Greenleaf	
Laura	Chef	724 W Tichenor	1
Jesus	Vaca	725 W Tichenor	
Chris	Perges	726 W Bennet Street	
Tito	Arrozco	727 W Greenleaf	
Lilliana	Moreno	728 W Tichenor	
Raul	Villegas	729 W Caldwell	
Brayan	Cabrera	730 W Bennet Street	
Diana	Lopez	730 W Caldwell	
Guadalupe	Castellanos	910 S Center	
Arteaga	Arteaga	914 S Center	
Medium	Benetes	917 S Center	
Pablo	Mesa	920 S Center	
Rosa	Madigral	1105 S Oleander	1
Imelda	Perez	1105 1/2 S Oleander	2
Lauren	Neal	1109 S Oleander	
Brian	Tomtola	1130 S Center	
Loretta	Hellroy	1131 S Oleander	1
Amaritza	Arellano	1200 S Oleander	
Celia	Quezada	1220 S Oleander	
Leslie	Rochin	1314 S Center	1
Elizabeth	Godoy	1315 S Center	2
Mariela	Rodriguez	1318 S Center	
Rosie	Scott	1400 S Center	
Carlos	Rivera	1402 S Oleander	2
Deleon	Adams	1405 S Center	
Chrystal	Sanchez	1408 S Center	
Dorantes	Theresa	1420 S Wilmington	
Clifford	Williams	1434 S Oleander	
Nancy	Rincon	1501 S Center	
Carina	Cuevas	1504 S Acacia	
Joyce	Manldin	1505 S Acacia	

Roxana	Espina	1508 S Acacia	
Alexis	Orozco	1511 S Acacia	1
Anthony	Cocassabia:	1511 S Oleander	
Ofelia	Cacho	1512 S Acacia	
Roque	Hernandez	1512 S Oleander	
Karim	Arkeem	1515 S Center	
Cesario	Hernandez	1515 S Oleander	1
Angel	Gallindo	1519 S Acacia	
Jorge	Paredes	1527 S Oleander	
Dena	Nerio	1607 S Oleander	1
Sandra	Garcia	1701 S Center	1

September 15, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY TREASURER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPDATING THE CITY OF COMPTON INVESTMENT POLICY FOR FISCAL YEAR 2026/2027

SUMMARY

The proposed resolution would update the current City investment policy that was adopted by City Council on May 12, 2026 with resolution No 26,413. The annual review and adoption of the City's investment policy is a requirement designed to ensure that the policy is up to date with market trends and procedures and that the City's economic goals are met.

BACKGROUND

Pursuant to Section XIX Review of Investment Policy, the City of Compton's Investment Policy must be reviewed and adopted at least annually within 120 days of the end of the fiscal year to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends.

STATEMENT OF THE ISSUE

The proposed resolution would update the City investment policy which would replace and supersede the City's current policy. This proposed updated investment policy has been meticulously vetted by both the City's current investment advisor, Chandler Asset Management, Inc, as well as City Treasurer Department staff, and follows the investment policy model set forth in California Government Code.

Adoption of this updated policy will provide the City with a policy that meets the industry's best practices, utilizes the most current policies set forth by California Government Code and will also make the City of Compton eligible for the California Municipal Treasurers Association (CMTA) Investment Policy Certification Program, a distinction that the City of Compton has never held.

FISCAL IMPACT

Adoption of the attached Resolution ensures that the City of Compton's City Treasurer Department is conducting investment transactions within the confines of the most

current policies set forth by California Government Code and that the City of Compton is in compliance with all current regulations.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

BRANDON MIMS
CITY TREASURER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
UPDATING THE CITY OF COMPTON INVESTMENT POLICY FOR FISCAL YEAR
2026/2027**

WHEREAS, the City Council of the City of Compton has annually adopted an Investment Policy by Resolution of the City Council pursuant to Section 53646(a)(2) of the California Government Code; and

WHEREAS, in accordance with section 701, section (a) of the city charter of the City of Compton, the City Treasurer is the custodian of all public funds belonging to, or under the control of the City, or of any office, department or agency thereof, and to that end shall have power and be required to receive and have custody of all monies receivable by the City from any source; and

WHEREAS, in accordance with section 701, section (b) of the city charter of the City of Compton, the City Treasurer shall deposit all monies received in such depositories as may be designated by this Investment Policy and in compliance with all of the provisions of the California State Constitution and laws of the State, governing the handling, depositing and securing of public funds; and

WHEREAS, the City Treasurer shall not knowingly make any investments in any institution, company, corporation, subsidiary or affiliate that practices or supports directly or indirectly through its actions, discrimination on the basis of race, religion, color, creed, national or ethnic origin, age, sex, sexual orientation, or physical disability; and

WHEREAS, on May 12, 2026 the City Council of the City of Compton did adopt Resolution No. 26,413 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPDATING THE CITY OF COMPTON INVESTMENT POLICY" replacing the current Investment Policy with a more robust and detailed policy; and

WHEREAS, pursuant to Section XIX Review of Investment Policy, the City of Compton's Investment Policy must be reviewed and adopted at least annually within 120 days of the end of the fiscal year to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
RESOLVES AS FOLLOWS:**

Section 1. That the City Treasurer of the City of Compton, at a public meeting conducted on September 15, 2026, and pursuant to Section 53646(a)(2) of the California Government Code, did render a reviewed and updated "City of Compton Investment Policy" for the City Council that supersedes the current Investment Policy.

Section 2. That the updated City of Compton Investment Policy shall be included in the City's Standard Operating Manual.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, City Treasurer and the City Attorney.

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

ADOPTED this _____ day of _____ 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 of the City of Compton, signed by the Mayor, and attested by the City Clerk, at a regular meeting thereof held on the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

The purpose of this investment policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City of Compton's objectives of safety, liquidity and return on investment through a diversified investment portfolio

City of Compton

2026/2027 Investment Policy

2026/2027 INVESTMENT POLICY
ADOPTED SEPTEMBER 15, 2026

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I. INTRODUCTION

The purpose of this investment policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City of Compton's objectives of safety, liquidity and return on investment through a diversified investment portfolio. This policy also serves to organize and formalize the City's investment-related activities, while complying with all applicable statutes governing the investment of public funds. This policy is written to incorporate industry best practices and recommendations from sources such as the Government Finance Officers Association (GFOA), California Municipal Treasurers Association (CMTA), California Debt and Investment Advisory Commission (CDIAC) and the Association of Public Treasurers (APT).

This investment policy was endorsed and adopted by the City of Compton's City Council and is effective as of the 15th day of September, 2026 and replaces any previous versions.

II. SCOPE

This policy covers all funds and investment activities under the direct authority of the City, as set forth in the State Government Code, Sections 53600 *et seq.*, with the following exceptions:

- Proceeds of debt issuance shall be invested in accordance with the City's general investment philosophy as set forth in this policy; however, such proceeds are to be invested pursuant to the permitted investment provisions of their specific bond indentures.
- CalPERS, OPEB trusts, and the investment of employees' deferred compensation funds invested pursuant to Government Code Section 53609
- Any other funds specifically exempted by the City Council.

POOLING OF FUNDS

Except for cash in certain restricted and special funds, the City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

CASH MANAGEMENT

- The City will maintain sufficient operating cash in its operating account (General Checking Account, Successor Agency Checking Accounts, and Payroll Accounts).
- These balances will be minimal and maintained solely to cover outstanding warrants.
- The General Checking balance will be maintained solely to cover routine operational costs.
- The City Treasurer shall assess operating account balances on a quarterly basis and transfer excess funds to the City's investment accounts.

III. PRUDENCE

Pursuant to California Government Code, Section 53600.3, all persons authorized to make investment decisions on behalf of the City are trustees and therefore fiduciaries subject to the *Prudent Investor Standard*:

“...all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the Agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the Agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law.”

The City Treasurer and other authorized persons responsible for managing City funds acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes provided that the City Treasurer or other authorized persons acted in good faith. Deviations from expectations of a security's credit or market risk should be reported to the City Council in a timely fashion and appropriate action should be taken to control adverse developments.

IV. OBJECTIVES

The City's overall investment program shall be designed and managed with a degree of professionalism worthy of the public trust. The overriding objectives of the program are to preserve principal, provide sufficient liquidity, and manage investment risks, while seeking a market-rate of return.

- **SAFETY.** Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will diversify its investments by investing funds among a variety of securities with independent returns.
- **LIQUIDITY.** The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.
- **RETURN ON INVESTMENTS.** The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

The City Treasurer shall not knowingly make any investments in any institution, company, corporation, subsidiary or affiliate that practices or supports directly or indirectly through its actions, discrimination on the basis of race, religion, color, creed, national or ethnic origin, age, sex, sexual orientation, or physical disability.

V. DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from California Government Code, Sections 41006 for City Treasurers and 53600 *et seq.*

The City Council is responsible for the management of the City's funds, including the administration of this investment policy. Management responsibility for the cash management of the City's funds is hereby delegated to the City Treasurer.

The City Treasurer will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate officials and employees. Such procedures will include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the City Treasurer.

The City may engage the services of one or more external investment advisers, who are registered under the Investment Advisers Act of 1940, to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. External investment advisers may be granted discretion to purchase and sell investment securities in accordance with this investment policy.

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that in a diversified portfolio, occasional measured losses may be inevitable and must be considered within the context of the overall portfolio's return and the cash flow requirements of the City.

VI. ETHICS AND CONFLICTS OF INTEREST

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. Thus, employees and officials involved in the investment process shall refrain from personal business activity that could create a conflict of interest or the appearance of a conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

Employees and investment officials shall disclose to the City Manager any material interests in financial institutions with which they conduct business, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the City.

VII. INTERNAL CONTROLS

The City Treasurer (or the Chief Deputy City Treasurer in the absence of the City Treasurer) is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Periodically, as deemed appropriate by the City and/or the City Council, an independent analysis by an external auditor shall be conducted to review internal controls, account activity and compliance with policies and procedures.

The Investment Policy shall be included in the City's Standard Operating Manual.

VIII. AUTHORIZED FINANCIAL INSTITUTIONS, DEPOSITORIES, AND BROKER/DEALERS

The City Treasurer shall maintain procedures for establishing a list of authorized broker/dealers and financial institutions which are approved for investment purposes that are selected through a process of due diligence as determined by the City. No purchase or sale of investments is to be made with a broker-dealer, by a member of the Treasurer's office, unless the firm's name has been approved by the City Treasurer and adopted by resolution by the City's Legislative Body. Due inquiry shall determine whether such authorized broker/dealers, and the individuals covering the City are reputable and trustworthy, knowledgeable and experienced in Public Agency investing and able to meet all of their financial obligations. These institutions may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (uniform net capital rule).

In accordance with Section 53601.5, institutions eligible to transact investment business with the City include:

- Institutions licensed by the state as a broker-dealer, as defined in Section 25004 of the Corporations Code, with proof of FINRA certification.
- Institutions that are members of a federally regulated securities exchange.
- Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers.
- Nationally or state-chartered banks.
- Savings association or federal association (as defined in Section 5102 of the Financial Code).
- The Federal Reserve Bank.
- Direct issuers of securities eligible for purchase.

Selection of financial institutions and broker/dealers authorized to engage in transactions will be at the sole discretion of the City, except where the City utilizes an external investment adviser in which case the City may rely on the adviser for selection.

All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the City Treasurer with audited financials and a statement certifying that the institution has reviewed the California Government Code, Section 53600 *et seq.* and the City's investment policy. The City Treasurer will conduct an annual review of the financial condition and registrations of such qualified bidders.

To the extent practicable, the City Treasurer shall endeavor to complete investment transactions using a competitive bid process whenever possible. The City Treasury will determine which financial institutions are authorized to provide investment services to the City. It shall be the City's policy to purchase securities only from authorized institutions and firms.

Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

IX. AUTHORIZED INVESTMENTS

The City's investments are governed by California Government Code, Sections 53600 *et seq.* Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the guidelines listed below. In the event a discrepancy is found between this policy and Code, the more restrictive parameters will take precedence. Percentage holding limits and minimum credit requirements listed in this section apply at the time the security is purchased.

Any investment currently held at the time the policy is adopted which does not meet the new policy guidelines can be held until maturity and shall be exempt from the current policy. At the time of the investment's maturity or liquidation, such funds shall be reinvested only as provided in the current policy.

An appropriate risk level shall be maintained by primarily purchasing securities that are of high quality, liquid, and marketable. The portfolio shall be diversified by security type and issuer to avoid incurring unreasonable and avoidable risks regarding specific security types or individual issuers.

1. **MUNICIPAL SECURITIES** include obligations of the City, the State of California and any local agency within the State of California, provided that:
 - The securities are rated in a rating category of “A” or its equivalent or better by at least one nationally recognized statistical rating organization (“NRSRO”).
 - No more than 5% of the total portfolio may be invested in any single issuer.
 - No more than 30% of the total portfolio may be in Municipal Securities.
 - The maximum maturity does not exceed five (5) years.
2. **MUNICIPAL SECURITIES (REGISTERED TREASURY NOTES OR BONDS)** of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.
 - The securities are rated in a rating category of “A” or its equivalent or better by at least one NRSRO.
 - No more than 5% of the total portfolio may be invested in any single issuer.
 - No more than 30% of the total portfolio may be in Municipal Securities.
 - The maximum maturity does not exceed five (5) years.
3. **U.S. TREASURIES** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries, provided that:
 - The maximum maturity does not exceed five (5) years.
4. **FEDERAL AGENCIES** or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in Federal Agency or Government-Sponsored Enterprises (GSEs), provided that:
 - No more than 30% of the total portfolio may be invested in any single Agency/GSE issuer.
 - No more than 20% of the total portfolio may be invested in callable agency securities.
 - The maximum maturity does not exceed five (5) years.
5. **BANKER’S ACCEPTANCES**, provided that:
 - They are issued by institutions which have short-term debt obligations rated “A-1” or its equivalent or better by at least one NRSRO; or long-term debt obligations which are rated in a rating category of “A” or its equivalent or better by at least one NRSRO.

- No more than 40% of the total portfolio may be invested in Banker's Acceptances.
 - No more than 5% of the total portfolio may be invested in any single issuer.
 - The maximum maturity does not exceed 180 days.
6. **COMMERCIAL PAPER**, provided that the securities are issued by an entity that meets all of the following conditions in either paragraph (a) or (b) and other requirements specified below:
- a. **SECURITIES** issued by corporations:
- (i) A corporation organized and operating in the United States with assets more than \$500 million.
 - (ii) The securities are rated "A-1" or its equivalent or better by at least one NRSRO.
 - (iii) If the issuer has other debt obligations, they must be rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- b. **SECURITIES** issued by other entities:
- (i) The issuer is organized within the United States as a special purpose corporation, trust, or limited liability company.
 - (ii) The securities must have program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond.
 - (iii) The securities are rated "A-1" or its equivalent or better by at least one NRSRO.
- No more than 25% of the City's investment assets under management may be invested in Commercial Paper. Under a provision sunseting on January 1, 2031, no more than 40% of the total portfolio may be invested in Commercial Paper if the City's investment assets under management are greater than \$100,000,000.
 - No more than 5% of the total portfolio may be invested in any single issuer.
 - The maximum maturity does not exceed 397 days.
7. **NEGOTIABLE CERTIFICATES OF DEPOSIT (NCDs)**, issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank, provided that:
- The amount of the NCD insured up to the FDIC limit does not require any credit ratings.
 - Any amount above the FDIC insured limit must be issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term obligations rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
 - No more than 30% of the total portfolio may be invested in NCDs.
 - No more than 5% of the total portfolio may be invested in any single issuer.
 - The maximum maturity does not exceed five (5) years.

8. FEDERALLY INSURED TIME DEPOSITS (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

- The amount per institution is limited to the maximum covered under federal insurance.
- No more than 20% of the total portfolio will be invested in a combination of federally insured and collateralized time deposits.
- The maximum maturity does not exceed five (5) years.

9. COLLATERALIZED TIME DEPOSITS (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

- No more than 20% of the total portfolio will be invested in a combination of federally insured and collateralized time deposits.
- The maximum maturity does not exceed five (5) years.

10. PLACEMENT SERVICE DEPOSITS, provided that:

- No more than 30% of the total portfolio may be invested in a combination of qualifying place service deposits, including CDARS.
- The full amount of each deposit along with accrued interest must at all times be insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA).
- Under a provision sunseting on January 1, 2031, no more than 50% of the total portfolio may be invested in placement service deposits if the Agency is a city, district or local agency that does not pool money with other local agencies.
- The maximum maturity does not exceed five (5) years.

11. COLLATERALIZED BANK DEPOSITS. City's deposits with financial institutions will be collateralized with pledged securities per California Government Code, Section 53651. There are no limits on the dollar amount or percentage that the City may invest in collateralized bank deposits.

12. REPURCHASE AGREEMENTS collateralized with securities authorized under California Government Code, maintained at a level of at least 102% of the market value of the Repurchase Agreement. There are no limits on the dollar amount or percentage that the City may invest, provided that:

- Securities used as collateral for Repurchase Agreements will be delivered to an acceptable third party custodian.
- Repurchase Agreements are subject to a Master Repurchase Agreement between the City and the provider of the repurchase agreement. The Master Repurchase Agreement will be substantially in the form developed by the Securities Industry and Financial Markets Association (SIFMA).

- The maximum maturity does not exceed one (1) year.

13. STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF), provided that:

- The City may invest up to the maximum amount permitted by LAIF.
- LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude the investment in LAIF itself from the City's list of allowable investments, provided LAIF's reports allow the City Treasurer to adequately judge the risk inherent in LAIF's portfolio.

14. LOCAL GOVERNMENT INVESTMENT POOLS

- Other LGIPs permitted by the City of Compton.
- There is no issuer limitation for Local Government Investment Pools.

15. CORPORATE MEDIUM TERM NOTES (MTNs), provided that:

- The issuer is a corporation organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.
- The securities are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in MTNs.
- No more than 5% of the total portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

16. ASSET-BACKED, MORTGAGE-BACKED, MORTGAGE PASS-THROUGH SECURITIES, AND COLLATERALIZED MORTGAGE OBLIGATIONS FROM ISSUERS NOT DEFINED IN SECTIONS 3 AND 4 OF THE AUTHORIZED INVESTMENTS SECTION OF THIS POLICY, provided that:

- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 20% of the total portfolio may be invested in these securities.
- No more than 5% of the total portfolio may be invested in any single Asset-Backed or Commercial Mortgage security issuer.
- The maximum maturity does not exceed five (5) years.

17. MUTUAL FUNDS AND MONEY MARKET MUTUAL FUNDS that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

- a. **MUTUAL FUNDS** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:

- (i) Attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
 - (ii) Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code, Section 53601 and with assets under management in excess of \$500 million.
- No more than 10% of the total portfolio may be invested in shares of any one mutual fund.
- b. **MONEY MARKET MUTUAL FUNDS** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:
 - (i) Have attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
 - (ii) Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of \$500 million.
- No more than 20% of the total portfolio may be invested in the shares of any one Money Market Mutual Fund.
- c. No more than 20% of the total portfolio may be invested in these securities.

18. SUPRANATIONALS, provided that:

- Issues are US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank.
- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 30% of the total portfolio may be invested in these securities.
- No more than 10% of the total portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

19. JOINT POWERS AUTHORITY (JPA) POOLS, provided that:

- The JPA is organized pursuant to California Government Code Section 6509.7 and invests in the securities and obligations authorized in subdivisions (a) to (r), inclusive.
- Each share shall represent an equal proportional interest in the underlying pool of securities owned by the JPA.

- The JPA has retained an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years' experience investing in instruments authorized by Section 53601, subdivisions (a) to (q).

X. PROHIBITED INVESTMENT VEHICLES AND PRACTICES

- State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
- In accordance with Government Code, Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
- Investment in any security that could result in a zero-interest accrual if held to maturity is prohibited. Under a provision sunseting on January 1, 2031, securities backed by the U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted.
- Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
- Purchasing or selling securities on margin is prohibited.
- The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.
- The purchase of foreign currency denominated securities is prohibited.
- The purchase of a security with a forward settlement date exceeding 45 days from the time of the investment is prohibited.

XI. INVESTMENT POOLS/MUTUAL FUNDS

The City shall conduct a thorough investigation of any pool or mutual fund prior to making an investment, and on a continual basis thereafter. Annually, the City Treasurer shall seek responses to the following questions from any investment pool or mutual fund in which the City invests:

- A description of eligible investment securities, and a written statement of investment policy and objectives.
- A description of interest calculations and how it is distributed, and how gains and losses are treated.
- A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
- A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
- A schedule for receiving statements and portfolio listings.
- Are reserves, retained earnings, etc. utilized by the pool/fund?
- A fee schedule, and when and how it is assessed.
- Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XII. COLLATERALIZATION

CERTIFICATES OF DEPOSIT (CDS). The City shall require any commercial bank or savings and loan association to deposit eligible securities with an agency of a depository approved by the State Banking Department to secure any uninsured portion of a Non-Negotiable Certificate of Deposit. The value of eligible securities as defined pursuant to California Government Code, Section 53651, pledged against a Certificate of Deposit shall be equal to 150% of the face value of the CD if the securities are classified as mortgages and 110% of the face value of the CD for all other classes of security.

COLLATERALIZATION OF BANK DEPOSITS. This is the process by which a bank or financial institution pledges securities, or other deposits for the purpose of securing repayment of deposited funds. The City shall require any bank or financial institution to comply with the collateralization criteria defined in California Government Code, Section 53651.

REPURCHASE AGREEMENTS. The City requires that Repurchase Agreements be collateralized only by securities authorized in accordance with California Government Code:

- The securities which collateralize the repurchase agreement shall be priced at Market Value, including any Accrued Interest plus a margin. The Market Value of the securities that underlie a repurchase agreement shall be valued at 102% or greater of the funds borrowed against those securities.
- Securities used as collateral for Repurchase Agreements will be delivered to an acceptable third-party custodian.
- Financial institutions shall mark the value of the collateral to market at least monthly and increase or decrease the collateral to satisfy the ratio requirement described above.
- The City shall receive monthly statements of collateral.

XIII. DELIVERY, SAFEKEEPING AND CUSTODY

DELIVERY-VERSUS-PAYMENT (DVP). All investment transactions shall be conducted on a delivery-versus-payment basis.

SAFEKEEPING AND CUSTODY. To protect against potential losses due to failure of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all cash and securities in the City's portfolio shall be held in safekeeping in the City's name by a third-party custodian, acting as agent for the City under the terms of a custody agreement executed by the bank and the City. All investment transactions will require a safekeeping receipt or acknowledgment generated from the trade. A monthly report will be received by the City from the custodian listing all securities held in safekeeping with current market data and other information.

The only exceptions to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit, and, (iii) mutual funds and money market mutual funds, since these securities are not deliverable.

XIV. MAXIMUM MATURITY

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities.

The City will not invest in securities maturing more than five (5) years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment.

XV. RISK MANAGEMENT AND DIVERSIFICATION

MITIGATING CREDIT RISK IN THE PORTFOLIO

Credit risk is the risk that a security or a portfolio will lose some or all its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

- The diversification requirements included in the “Authorized Investments” section of this policy are designed to mitigate credit risk in the portfolio.
- No more than 5% of the total portfolio may be deposited with or invested in securities issued by any single issuer, with the exception of US Treasuries, Agencies, Supranationals, mutual funds, money market mutual funds, LGIPs, and JPAs, or unless otherwise specified in this policy.
- The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to manage the quality, liquidity or yield of the portfolio in response to market conditions or the City’s risk preferences.
- If a security owned by the City is downgraded to a level below the requirements of this policy, making the security ineligible for additional purchases, the following steps will be taken:
 - Any actions taken related to the downgrade by the investment manager will be communicated to the City Treasurer in a timely manner.
 - If a decision is made to retain the security, the credit situation will be monitored and reported to the City Council.

MITIGATING MARKET RISK IN THE PORTFOLIO

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher

volatility of return. The City will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cash flow purposes.

The City further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

- The City will maintain a minimum of six months of budgeted operating expenditures in short-term investments to provide sufficient liquidity for expected disbursements.
- The maximum stated final maturity of individual securities in the portfolio will be five (5) years, except as otherwise stated in this policy.
- The duration of the portfolio will generally be approximately equal to the duration (typically, plus or minus 20%) of a Market Benchmark, an index selected by the City based on the City's investment objectives, constraints and risk tolerances.

XVI. REVIEW OF INVESTMENT PORTFOLIO

The City Treasurer shall periodically, but no less than quarterly, review the portfolio to identify investments that do not comply with this investment policy and establish protocols for reporting major and critical incidences of noncompliance to the City Council.

XVII. PERFORMANCE EVALUATION

The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and state and local laws, ordinances or resolutions that restrict investments.

The City Treasurer shall monitor and evaluate the portfolio's performance relative to the chosen market benchmark(s), which will be included in the City Treasurer's quarterly report. The City Treasurer shall select an appropriate, readily available index to use as a market benchmark. Benchmarks may change over time based on changes in market conditions or cash flow requirements.

XVIII. REPORTING

MONTHLY REPORTS

Monthly transaction reports will be submitted by the City Treasurer to the City Council in accordance with California Government Code Section 53607.

QUARTERLY REPORTS

The City Treasurer will submit a quarterly investment report to the City Council which provides full disclosure of the City's investment activities within 45 days after the end of the quarter. These reports will disclose, at a minimum, the following information about the City's portfolio:

1. An asset listing showing par value, cost and independent third-party fair market value of each security as of the date of the report, the source of the valuation, type of investment, issuer, maturity date and interest rate.
2. Transactions for the period.
3. A description of the funds, investments and programs (including lending programs) managed by contracted parties (i.e. LAIF; investment pools, outside money managers and securities lending agents)
4. A one-page summary report that shows:
 - a. Average maturity of the portfolio and modified duration of the portfolio;
 - b. Maturity distribution of the portfolio;
 - c. Percentage of the portfolio represented by each investment category;
 - d. Average portfolio credit quality; and,
 - e. Time-weighted total rate of return for the portfolio for the prior one month, three months, twelve months and since inception compared to the City's market benchmark returns for the same periods;
5. A statement of compliance with investment policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio and a timetable for resolution.
6. A statement that the City has adequate funds to meet its cash flow requirements for the next six months.

ANNUAL REPORTS

A comprehensive annual report will be presented to the City Council. This report will include comparisons of the City's return to the market benchmark return, suggest policies and improvements that might enhance the investment program, and will include an investment plan for the coming year.

XIX. REVIEW OF INVESTMENT POLICY

The investment policy will be reviewed and adopted at least annually within 120 days of the end of the fiscal year, to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends.

Any recommended modifications or amendments shall be presented by Staff to the City Council for their consideration and adoption.

GLOSSARY OF INVESTMENT TERMS

AGENCIES. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE)*, or a *federally related institution*. Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called “Freddie Mac” issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as “Fannie Mae,” issues discount notes, bonds and mortgage pass-through securities.

GNMA. The Government National Mortgage Association, known as “Ginnie Mae,” issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.

PEFCO. The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.

ASSET BACKED SECURITIES. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

AVERAGE LIFE. In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.

BANKER’S ACCEPTANCE. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which “accepts” the obligation to pay the investor.

BENCHMARK. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

BROKER. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from their own position.

CALLABLE. A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline, the issuer will likely call its current securities and reissue them at a lower rate of interest.

CERTIFICATE OF DEPOSIT (CD). A time deposit with a specific maturity evidenced by a certificate.

COLLATERAL. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

COLLATERALIZED BANK DEPOSIT. A bank deposit that is collateralized at least 100% (principal plus interest to maturity). The deposit is collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

COLLATERALIZED MORTGAGE OBLIGATIONS (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

COLLATERALIZED TIME DEPOSIT. Time deposits that are collateralized at least 100% (principal plus interest to maturity). These instruments are collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

COMMERCIAL PAPER. The short-term unsecured debt of corporations.

COUPON. The rate of return at which interest is paid on a bond.

CREDIT RISK. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

DEALER. A dealer acts as a principal in security transactions, selling securities from and buying securities for their own position.

DELIVERY VS. PAYMENT (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

DISCOUNT. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

DIVERSIFICATION. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

DURATION. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a security to changes interest rates.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC). The Federal Deposit Insurance Corporation (FDIC) is an independent federal agency insuring deposits in U.S. banks and thrifts in the event of bank failures. The FDIC was created in 1933 to maintain public confidence and encourage stability in the financial system through the promotion of sound banking practices.

FEDERALLY INSURED TIME DEPOSIT. A time deposit is an interest-bearing bank deposit account that has a specified date of maturity, such as a certificate of deposit (CD). These deposits are limited to funds insured in accordance with FDIC insurance deposit limits.

FIDUCIARY. A person or organization that acts on behalf of another person(s) or organization that puts their clients' interest ahead of their own as they are bound both legally and ethically to act in the best interests of their clients.

LEVERAGE. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

LIQUIDITY. The speed and ease with which an asset can be converted to cash.

LOCAL AGENCY INVESTMENT FUND (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

MAKE WHOLE CALL. A type of call provision on a bond that allows the issuer to pay off the remaining debt early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

MARGIN. The difference between the market value of a security and the loan a broker makes using that security as collateral.

MARKET RISK. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

MARKET VALUE. The price at which a security can be traded.

MATURITY. The final date upon which the principal of a security becomes due and payable. The investment's term or remaining maturity is measured from the settlement date to final maturity.

MEDIUM TERM NOTES. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly

flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

MODIFIED DURATION. The percent change in price for a 100-basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

MONEY MARKET. The market in which short-term debt instruments (T-bills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

MONEY MARKET MUTUAL FUND. A mutual fund that invests exclusively in short-term securities. Examples of investments in money market funds are certificates of deposit and U.S. Treasury securities. Money market funds attempt to keep their net asset values at \$1 per share.

MORTGAGE PASS-THROUGH SECURITIES. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

MUNICIPAL SECURITIES. Securities issued by state and local agencies to finance capital and operating expenses.

MUTUAL FUND. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

NATIONALLY RECOGNIZED STATISTICAL RATING ORGANIZATION (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Fitch, S&P, and Moody's.

NEGOTIABLE CERTIFICATE OF DEPOSIT (CD). A short-term debt instrument that pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. Negotiable CDs are traded in a secondary market.

PAYDOWN. A reduction in the principal amount owed on a bond, loan, or other debt.

PLACEMENT SERVICE DEPOSITS. A private service that allows local agencies to invest in FDIC-insured deposits with one or more banks, savings and loans, and credit unions located in the United States. IntraFi (formerly known as CDARS) is an example of an entity that provides this service.

PRIMARY DEALER. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

PRUDENT INVESTOR (PRUDENT PERSON) RULE. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

REPURCHASE AGREEMENT. Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

SAFEKEEPING. A service to bank customers whereby securities are held by the bank in the customer's name.

SECURITIES AND EXCHANGE COMMISSION (SEC). The U.S. Securities and Exchange Commission (SEC) is an independent federal government agency responsible for protecting investors, maintaining fair and orderly functioning of securities markets and facilitating capital formation. It was created by Congress in 1934 as the first federal regulator of securities markets. The SEC promotes full public disclosure, protects investors against fraudulent and manipulative practices in the market, and monitors corporate takeover actions in the United States.

SECURITIES AND EXCHANGE COMMISSION SEC) RULE 15c3-1. An SEC rule setting capital requirements for brokers and dealers. Under Rule 15c3-1, a broker or dealer must have sufficient liquidity in order to cover the most pressing obligations. This is defined as having a certain amount of liquidity as a percentage of the broker/dealer's total obligations. If the percentage falls below a certain point, the broker or dealer may not be allowed to take on new clients and may have restrictions placed on dealings with current client.

STRUCTURED NOTE. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

SUPRANATIONAL. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

TOTAL RATE OF RETURN. A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

U.S. TREASURY OBLIGATIONS. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

TREASURY BILLS. All securities issued with initial maturities of one year or less are issued as discounted instruments and are called Treasury bills. The Treasury currently issues three- and six-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

TREASURY NOTES. All securities issued with initial maturities of two to ten years are called Treasury notes and pay interest semi-annually.

TREASURY BONDS. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

YIELD TO MATURITY. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

SEPTEMBER 15, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GOVWELL TECHNOLOGIES, INC. FOR THE PROVISION OF INTEGRATED PERMITTING, PLANNING, CODE ENFORCEMENT, AND BUSINESS LICENSING SOFTWARE AND RELATED IMPLEMENTATION SERVICES IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY-ONE THOUSAND NINE HUNDRED DOLLARS (\$381,900.00), AND AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS CONSISTENT WITH THE AGREEMENT IN THE AMOUNTS OF \$165,900.00 FOR FISCAL YEAR 2026–2027, \$108,000.00 FOR FISCAL YEAR 2027–2028, AND \$108,000.00 FOR FISCAL YEAR 2028–2029, SUBJECT TO ANNUAL CITY COUNCIL BUDGET APPROPRIATIONS.

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a multi-year Professional Services Agreement with GovWell Technologies, Inc. (“GovWell”) for provision of an integrated, cloud-based software platform to support the Development service departments, which include: Planning, Building and Safety, Public Works, Fire Permits, Business Licensing, and Code Enforcement. The agreement includes software subscriptions, deployment services, data migration, staff training, and ongoing technical support.

The agreement has an initial term of three (3) years. Any renewal beyond the initial term shall be subject to the terms of the Professional Services Agreement and annual City Council budget appropriations. The first-year cost of the agreement is \$165,900.00, which includes one-time deployment services, data migration, software subscriptions, staff training, and implementation services. Funding for the first year is available in the current fiscal year budget. Annual software subscription costs of \$108,000.00 for Years 2 and 3 shall be subject to City Council budget appropriations and issuance of future purchase orders.

BACKGROUND

The City of Compton currently utilizes the OnLine Solutions (“Citizen Serve”) platform to support permitting, inspections, planning, business licensing, and code enforcement activities across multiple departments. The system has served as a centralized tool for managing regulatory processes and public-facing applications. As departmental

operations, service expectations, and technology standards have evolved, the City has evaluated opportunities to modernize its software environment to improve workflow efficiency, system functionality, and user experience. GovWell Technologies, Inc. provides a cloud-based municipal software platform that supports integrated permitting, licensing, and regulatory management functions aligned with the City's current and future operational needs.

STATEMENT OF ISSUE

The City's existing permitting and regulatory software program, OnLine Solutions ("CitizenServe"), no longer fully supports the City's evolving operational and technological needs and is functionally obsolete. While the system has delivered functional value, departments have identified limitations affecting workflow efficiency, system flexibility, reporting capabilities, and scalability. To improve service delivery, operational efficiency, and alignment with modern municipal technology practices, staff recommends adopting the GovWell Technologies, Inc. platform. Transitioning to a modernized system will improve departmental functionality, enhance user experience, and provide greater long-term adaptability for the City's permitting processes.

SOLICITATION PROCESS

In accordance with the City of Compton's purchasing policies, staff conducted an informal solicitation process by obtaining written quotes from three (3) qualified municipal software vendors for integrated permitting, planning, code enforcement, and business licensing software. The purpose of the solicitation was to evaluate each vendor's functionality, implementation services, and overall cost in relation to the City's operational needs.

The vendor quotes received are summarized below:

Contractor	Vendor Quote
Accela, Inc	\$640,000.00
Citizen Serve	\$94,500.00
GovWell Technologies, Inc	\$381,900.00

After review and evaluation of the proposals received, staff determined that GovWell Technologies, Inc. provided the most responsive and cost-effective solution to meet the City's current and future operational needs. Staff therefore recommends entering into the proposed Professional Services Agreement.

FISCAL IMPACT

The cost structure associated with the Professional Services Agreement with GovWell Technologies, Inc. is as follows:

Software Module	Description	Annual Subscription Fee	Deployment Services Fees	Data Migration Services	Data Migration Fees
Planning & Zoning	Online planning & zoning applications, workflow management, meetings management, and plan review.	\$20,000.00	\$6,000.00	Data + Files	\$4,500.00
Building Safety Permits & Inspections	Manage building permits, inspections, and plan review.	\$48,000.00	\$18,800.00	Data + Files	\$9,100.00
Public Works Permits & Inspection	Manage Public Work & Engineering permits, inspections, and plan review.	\$5,000.00	\$1,000.00	Data Only	\$1,000.00
Fire Permits & Inspections	Manage fire permits, inspections, and plan review.	\$5,000.00	\$1,000.00	Data Only	\$1,000.00
Public Safety & Business Licenses	Manage business license applications and renewals. Online resident complaints + code enforcement case management.	\$30,000.00	\$10,000.00	Data Only	\$5,500.00
TOTALS		\$108,000.00	\$36,800.00		\$21,100.00

The first-year cost of \$165,900.00 will be funded through the departmental accounts identified below and charged equally as follows:

Department	Account Numbers	Year 1	Year 2	Year 3
Planning & Zoning	1001-780-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Building Safety Permits & Inspections	1001-770-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Public Works Permits & Inspection	1001-710-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Fire Permits & Inspections	1001-690-000-4262	\$33,180.00	\$21,600.00	\$21,600.00
Public Safety & Business Licenses	1001-670-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Totals		\$165,900.00	\$108,000.00	\$108,000.00

Beginning in Fiscal Year 2027–2028, annual software subscription costs of **\$108,000.00** shall be subject to annual City Council budget appropriations and funded through the applicable departmental accounts identified above.

The total cost for this three-year contract will be: **\$381,900.00**

The Community Development, Building and Safety, Public Works, Public Safety, and Fire Department generate revenue to cover the expenses associated with this contract and migration from the current software.

RECOMMENDATION

It is recommended that the attached Resolution be adopted.

**CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**JERRY GROOMES
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GOVWELL TECHNOLOGIES, INC. FOR THE PROVISION OF INTEGRATED PERMITTING, PLANNING, CODE ENFORCEMENT, AND BUSINESS LICENSING SOFTWARE AND RELATED IMPLEMENTATION SERVICES IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY-ONE THOUSAND NINE HUNDRED DOLLARS (\$381,900.00), AND AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS CONSISTENT WITH THE AGREEMENT IN THE AMOUNTS OF \$165,900.00 FOR FISCAL YEAR 2026–2027, \$108,000.00 FOR FISCAL YEAR 2027–2028, AND \$108,000.00 FOR FISCAL YEAR 2028–2029, SUBJECT TO ANNUAL CITY COUNCIL BUDGET APPROPRIATIONS.

WHEREAS, the City of Compton currently utilizes the OnLine Solutions (“CitizenServe”) platform to support permitting, inspections, planning, business licensing, and code enforcement activities across multiple departments; and

WHEREAS, the system has served as a centralized tool for managing regulatory processes and public-facing applications; and

WHEREAS, the City’s existing permitting and regulatory software program is functionally obsolete and no longer supports current and evolving operational and technological demands; and

WHEREAS, departments have identified limitations affecting workflow efficiency, system flexibility, reporting capabilities, and scalability; and

WHEREAS, the City has evaluated opportunities to modernize its software environment to improve workflow efficiency, system functionality, and user experience; and

WHEREAS, GovWell Technologies, Inc. provides a cloud-based municipal software platform supporting integrated permitting, licensing, inspections, and code enforcement functions aligned with the City’s operational needs; and

WHEREAS, the Professional Services Agreement with GovWell Technologies, Inc. establishes an initial term of three (3) years, with any renewal beyond the initial term subject to the terms of the Professional Services Agreement and annual City Council budget appropriations, and includes software subscriptions, deployment services, data migration, staff training, and ongoing technical support; and

WHEREAS, in accordance with the City of Compton’s purchasing policies, staff conducted an informal solicitation process by obtaining written quotes from three (3) qualified municipal software vendors, including Accela, Citizen Serve, and GovWell Technologies, Inc., for integrated permitting, planning, code enforcement, and business licensing software and related services; and

WHEREAS, after evaluating functionality, implementation services, and overall cost, staff determined that GovWell Technologies, Inc. submitted the most responsive and cost-effective proposal, with a total contract amount of \$381,900.00, compared to Accela at \$640,000.00 and Citizen Serve at \$94,500.00; and

Contractor	Vendor Quote
Accela	\$640,000.00
Citizen Serve	\$94,500.00
GovWell Technologies, Inc	\$381,900.00

WHEREAS, the cost structure associated with the Agreement is as follows:

Software Module	Description	Annual Subscription Fee	Deployment Services Fees	Data Migration Services	Data Migration Fees
Planning & Zoning	Online planning & zoning applications, workflow management, meetings management, and plan review.	\$20,000.00	\$6,000.00	Data + Files	\$4,500.00
Building Safety Permits & Inspections	Manage building permits, inspections, and plan review.	\$48,000.00	\$18,800.00	Data + Files	\$9,100.00
Public Works Permits & Inspection	Manage Public Work & Engineering permits, inspections, and plan review.	\$5,000.00	\$1,000.00	Data Only	\$1,000.00
Fire Permits & Inspections	Manage fire permits, inspections, and plan review.	\$5,000.00	\$1,000.00	Data Only	\$1,000.00
Public Safety & Business Licenses	Manage business license applications and renewals. Online resident complaints + code enforcement case management.	\$30,000.00	\$10,000.00	Data Only	\$5,500.00
TOTALS		\$108,000.00	\$36,800.00		\$21,100.00

Total First-Year Cost: \$165,900.00 will be funded through the departmental accounts identified below and charged equally as follows:

Department	Account Numbers	Year 1	Year 2	Year 3
Planning & Zoning	1001-780-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Building Safety Permits & Inspections	1001-770-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Public Works Permits & Inspection	1001-710-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Fire Permits & Inspections	1001-690-000-4262	\$33,180.00	\$21,600.00	\$21,600.00
Public Safety & Business Licenses	1001-670-000-4222	\$33,180.00	\$21,600.00	\$21,600.00
Totals		\$165,900.00	\$108,000.00	\$108,000.00

WHEREAS, following the first year, ongoing annual subscription fees will total \$108,000.00 per year, subject to City Council budget appropriations.

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

SECTION 1. That the City Manager is hereby authorized to enter into a Professional Services Agreement with GovWell Technologies, Inc. for a cloud-based municipal software platform supporting integrated permitting, licensing, inspections, and code enforcement functions aligned with the City’s operational needs.

SECTION 2. That the City Manager, or designee, is hereby authorized to issue purchase orders under the Professional Services Agreement with GovWell Technologies, Inc. in the following amounts, subject to annual City Council budget appropriations:

Fiscal Year 2026–2027: One Hundred Sixty-Five Thousand Nine Hundred Dollars (\$165,900.00), allocated equally among the following departmental accounts:

- Planning & Zoning – Account No. 1001-780-000-4222 in the amount of \$33,180.00
- Building Safety Permits & Inspections – Account No. 1001-770-000-4222 in the amount of \$33,180.00
- Public Works Permits & Inspections – Account No. 1001-710-000-4222 in the amount of \$33,180.00

- Fire Permits & Inspections – Account No. 1001-690-000-4262 in the amount of \$33,180.00
- Public Safety & Business Licenses – Account No. 1001-670-000-4222 in the amount of \$33,180.00

Fiscal Year 2027–2028: One Hundred Eight Thousand Dollars (\$108,000.00), subject to City Council budget appropriation and funded through the applicable departmental accounts identified in the approved fiscal year budget.

Fiscal Year 2028–2029: One Hundred Eight Thousand Dollars (\$108,000.00), subject to City Council budget appropriation and funded through the applicable departmental accounts identified in the approved fiscal year budget.

The issuance of purchase orders for Fiscal Years 2027–2028 and 2028–2029 shall be contingent upon annual City Council budget appropriations and shall otherwise be issued in accordance with the terms and conditions of the Professional Services Agreement.

SECTION 3. That certified copies of this resolution shall be filed in the offices of the City Controller, City Clerk, City Manager, City Attorney, and Community Development Department.

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

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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 Council signed by the Mayor, and attested by the City Clerk to the Council at the regular meeting thereof held on the _____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
GovWell Technologies, Inc.**

This **AGREEMENT** is entered by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as "**City**") located at 205 South Willowbrook Avenue, Compton, California 90220, and **GovWell Technologies, Inc.** (hereinafter referred to as "**Consultant**"), located at 228 Park Ave S PMB 368134 New York, NY 10003.

RECITALS:

WHEREAS, the City has determined that it will be prudent to engage the services of a professional and experienced Consultant to provide the software and services described on Exhibit A (collectively, the "**GovWell Solution**"); and

WHEREAS, Consultant warrants that it is specifically trained, experienced, competent, and has the resources to provide the GovWell Solution; and

WHEREAS, Consultant is willing to provide the GovWell Solution subject to the terms and conditions set forth in this Agreement.

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

AGREEMENT:

1. SCOPE OF SERVICES TO BE RENDERED BY CONSULTANT

It is the mutual understanding of the parties that the Consultant shall provide the GovWell Solution. The GovWell Solution shall be as described on **Exhibit A**.

Consultant acknowledges that in entering into this Agreement, the City is relying on the Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. While performing the services, Consultant agrees to perform all the said work and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession which are currently practicing under similar circumstances, and to the reasonable satisfaction of the City.

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

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of the City, if any employee or subcontractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she will be discharged immediately from the services.

Consultant shall perform all data migration, data conversion, configuration, and implementation services in a professional and workmanlike manner consistent with industry standards. Consultant shall be responsible for correcting, at no additional cost to the City, any errors, omissions, or deficiencies resulting from Consultant's data migration, mapping, import, conversion, configuration, or implementation activities. Nothing contained in Exhibit A, the Order Form, Scope of Work, or Terms of Service shall relieve Consultant of responsibility for correcting errors caused by Consultant's performance of such services.

A dedicated Deployment Strategist from GovWell who will be assigned upon the Effective Date of this Agreement will serve as the **Project Manager** and shall be primarily responsible for representing the Consultant in the performance of this Agreement.

2. Duration of Contract. Consultant agrees to commence the services provided for herein upon written Notification to Proceed from the City and to continue in a diligent and professional manner until the project is complete, or upon exhaustion of authorized funding, whichever occurs first, unless this Agreement is terminated as provided herein. The parties agree to the term of the agreement set forth on **Exhibit A**.

Consultant will generally adhere to the schedule set forth on Exhibit A provided that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

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

Notwithstanding any provision contained in Exhibit A, the Order Form, Scope of Work, Terms of Service, or any other document incorporated by reference, any renewal, extension, or continuation of this Agreement beyond the initial three (3) year term shall be subject to City Council approval and the appropriation of funds by the City. Nothing contained herein shall obligate the City to renew this Agreement beyond the initial term.

3. Compensation. The method and timing of payment for these services will be as set forth on Exhibit A. The total price paid to the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of

the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City.

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

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

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

As full and complete compensation for performance of all the services performed by the Consultant as described in Section 1 of this Agreement, City shall pay, and Consultant agrees to accept, the fees set forth on Exhibit A.

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

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City; provided the GovWell Solution and all enhancements and improvements thereto, and worldwide intellectual property rights therein, are and will remain the exclusive property of Consultant and nothing in this agreement shall grant to City any license or right to use except as set forth in this agreement. In the event this Agreement is terminated, all Work Product produced by the Consultant or its agents, employees, and subcontractors pursuant to this Agreement, will be delivered to City pursuant to the termination clause of this Agreement. Consultant will have the right to make one (1) copy of the Work Product for Consultant's records.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes the City may deem advisable, without further employment of or payment of any compensation to the Consultant; however, if this Agreement is terminated for any reason prior to the completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use, the Work Product, City agrees to hold the Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of the

Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

The parties acknowledge and agree that no Work Product is expected to be created on account of Consultant's provision of the services under this Agreement.

5. Independent Contractor Status. Consultant, its officers, employees, subconsultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of the Consultant's independent calling, and not as an employee of City. The persons used by the Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City, nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not, at any time or in any manner, represent that Consultant is in any manner an officer, employee, agents or volunteer of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights.

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

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

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

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal

laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

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

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

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

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

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

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any-termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon

which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the above-designated insureds except for Workers Compensation and Professional Liability (i.e. errors and omissions insurance). Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

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

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

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

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

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

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

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

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of the City, during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

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

15. Federal and State Withholding Taxes. Consultant shall be responsible for paying when due all federal and state income withholding taxes for all earning under this Agreement. Consultant agrees to indemnify City for any claims, costs, losses, fees, penalties, interest, or damages suffered by City resulting from Consultant's failure to comply with this provision.

16. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations.

16.1 Order of Precedence. In the event of any conflict, inconsistency, or ambiguity between this Agreement and any exhibit, attachment, Order Form, Scope of Work, Terms of Service, online terms, click-through terms, or other document incorporated by reference, the terms of this Agreement shall govern and control. Any Terms of Service, online terms, policies, or other documents referenced in Exhibit A are incorporated solely to the extent they do not conflict with this Agreement, applicable federal, state, or local law, City ordinances, public contracting requirements, or City Council-approved terms and conditions. Any modification to Consultant's Terms of Service or other incorporated documents after execution of this Agreement shall be ineffective unless expressly approved in writing by the City.

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

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

Either Party may terminate this Agreement as set forth in Exhibit A. In this event and upon request of City, Consultant will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

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

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

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

- is not currently under suspension, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in

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

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

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

[Supply exceptions on separate page]

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

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this contract. Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Troy LeCaire, CEO

(Date)

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

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

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

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

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

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

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

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

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

TO CONSULTANT:

**GovWell Technologies, Inc.
228 Park Ave S PMB 368134
New York, NY 10003
Attn: GovWell Accounts Team**

TO CITY:

**CITY OF COMPTON
205 South Willowbrook Avenue
Compton, California 90220
Community Development Department
(310) 605-5532**

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

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

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

GovWell Technologies, Inc.

By: _____
Name: Troy LeCaire
Title: CEO
Date: _____

CITY OF COMPTON

By: _____
Name: Jerry Groomes
Title: City Manager
Date: _____

Approved as to form:

By: _____
Name: _____
Title: Law Division
Date: _____

ATTEST:

By: _____
Name: Satra D. Zurita
Title: City Clerk
Date: _____

EXHIBIT A**GovWell Order Form**

This Order Form, dated as of the Effective Date, is entered into by and between GovWell Technologies Inc. (“GovWell”) and the customer identified below (“Customer”), and is subject to the Terms of Service (as defined below), which are incorporated by reference herein.

Customer: City of Compton, CA	Effective Date:
Customer Contact: Cecil Flournoy	Contact Email: cflournoy@comptoncity.org
Contact Phone: (310) 605-5532	Billing Contact:
Billing Email:	Billing Phone:

1. SOFTWARE MODULES AND SERVICES.

The table below outlines the GovWell software modules and services included in Customer’s purchase:

Software Module	Description	Annual Subscription Fee	Deployment Services Fees	Data Migration Services	Data Migration Fees
Planning & Zoning	Online planning & zoning applications, workflow management, meetings management, and plan review.	\$20,000	\$6,000	Data + Files	\$4,500
Building Safety Permits & Inspections	Manage building permits, inspections, and plan review.	\$48,000	\$18,800	Data + Files	\$9,100
Public Works Permits & Inspection	Manage Public Work & Engineering permits, inspections, and plan review.	\$5,000	\$1,000	Data Only	\$1,000
Fire Permits & Inspections	Manage fire permits, inspections, and plan review.	\$5,000	\$1,000	Data Only	\$1,000
Business Licenses	Manage business license applications and renewals.	\$10,000	\$4,000	Data Only	\$2,5000
Code Enforcement	Online resident complaints + code	\$20,000	\$6,000	Data Only	\$3,000

(Community Improvement)	enforcement case management.				
TOTALS		\$108,000	\$36,800		\$21,100

2. SCOPE OF WORK

By signing this Order Form, the Customer agrees to the Scope of Work (“SOW”) attached.

The SOW outlines the specific services GovWell will provide, as well as the responsibilities of the Customer with respect to Deployment Services, Data Migration Services, Continuous Deployment Services, and Product Support. The Customer acknowledges that GovWell’s obligations are limited to the hours and scope defined in the table below. Any services requested beyond these limits may incur additional fees, as described in the SOW.

Item	Quantity / Scope
Deployment Services	80 hours
Data Migration Services	112 hours
Staff Training	Twelve (12) 60-minute sessions conducted via Zoom
Continuous Deployment Services	20 hours / year
Product Support	Included for free.

3. INITIAL TERM

Three (3) years, beginning on the Effective Date.

4. SUMMARY OF FEES AND TERMS

Item	Description
Deployment & Data Migration Services Fees (one-time)	\$57,900
Annual Subscription Fees	\$108,000
Total Year 1 Cost	\$165,900
Annual Uplift	5% (not applicable during initial term)
Initial Term Invoice Schedule	Annual, invoiced on signing. Invoice schedule: • \$165,900, invoiced on Effective Date • \$108,000, invoiced on anniversary of Effective Date 2027 • \$108,000, invoiced on anniversary of Effective Date 2028
Renewal Procedure	Automatic 1 year renewal term, unless 30 days notice provided prior to renewal date

5. TERMS OF SERVICE.

The parties expressly acknowledge and agree that this Order Form, any appendices attached, and any amendments hereto signed by the parties, is subject to and conditioned upon Customer's agreement to the Terms of Service located at <http://www.govwell.com/terms> (as amended from time to time, the "**Terms of Service**"). By signing below, Customer expressly acknowledges and agrees that it has reviewed the Terms of Service and agrees to be bound thereby. In the event of any inconsistency or conflict between the terms of this Order Form and the Terms of Service, the terms of this Order Form shall take precedence and govern solely with respect to the specific services, fees, and terms outlined herein, unless otherwise stated in the Terms of Service. All other provisions of the Terms of Service shall remain in full force and effect. Customer further acknowledges and agrees that by signing below, the person signing this Order Form has the authority to execute this Order Form on behalf of Customer. This Order Form may not be amended or modified, except in a writing signed by both Customer and GovWell.

AGREED AND ACCEPTED on behalf of the parties by their duly authorized representatives as of the Order Form Effective Date.

CUSTOMER:

GOVWELL TECHNOLOGIES INC.:

By (Signature):

By (Signature):

Name (Printed): Cecil Flournoy

Name (Printed):

Title: Community Development Director

Title:

Date signed:

Date signed:

Scope of Work

Deployment Services, Data Migration Services, & Ongoing Support

This Scope of Work (“SOW”) outlines the services to be provided by GovWell in connection with the implementation of its software platform for the Customer, as well as the ongoing support and maintenance services that follow. It also defines the responsibilities of both the Customer and GovWell to ensure a smooth and effective onboarding experience and continued successful use of the platform. This SOW is incorporated into and governed by the terms of the applicable Order Form.

1. Deployment Services

GovWell and the Customer will collaborate to deploy the GovWell software platform for the Customer’s use. A dedicated GovWell Deployment Strategist will be assigned to the Customer to coordinate the deployment process and manage the activities necessary to ensure successful go-live of the platform (the “Deployment Services”).

1.1 Scope

The following outlines the services and responsibilities included within the scope of this engagement. These items define the core activities that GovWell and the Customer will undertake to successfully deploy the GovWell platform.

- **Regular meetings with GovWell Deployment Strategist.** Mutual consultations between Customer and the GovWell Deployment Strategist will be conducted via Zoom to define and document Customer’s goals, timelines, and workflows; demonstrate deployment progress; and gather and incorporate Customer feedback throughout the deployment process.
- **System configuration.** GovWell will configure the software to reasonably align with the Customer’s expressed needs, including setup of the online portal, relevant modules, workflows, forms, document templates, fee structures, inspection settings, user roles and permissions, and other applicable system components. While every effort will be made to reflect the Customer’s requirements, configurations will be based on a commercially reasonable interpretation of those needs within the capabilities of the platform.
- **Staff training.** GovWell to conduct virtual training sessions for Customer staff via Zoom. Training sessions are limited to the quantity and duration specified in the Order Form. GovWell will also provide a library of digital training materials and guides, including video demonstrations of key functionality.
- **Integration with Geographic Information System (GIS).** GovWell will reach out to the Customer’s designated GIS contact to initiate integration efforts. The Customer is responsible for providing accurate contact information, facilitating introductions, and ensuring their GIS team provides all necessary data in a timely manner. GovWell’s ability to integrate is directly dependent on the completeness and responsiveness of the information shared by the Customer’s GIS team. Timely access and communication are essential to ensure a smooth integration.
- **Configuration of online payment processing through GovWell.** The Customer is responsible for completing all onboarding forms required by GovWell’s integrated payment processor, Finix. GovWell does not support the use of alternative payment processors.

1.2 Timeline

GovWell is committed to bringing the Customer live as quickly as possible and will make commercially reasonable efforts to do so. While the deployment timeline will be discussed and generally targeted during the deployment kickoff meeting, the inherently variable nature of deployment processes means that no specific timeline is guaranteed. GovWell is not responsible for delays resulting from incomplete or inaccurate inputs, delayed responses, or changes in the availability of key Customer personnel, including due to vacations, leave, or other time off. Consultant shall use commercially reasonable efforts to achieve implementation and system go-live within the mutually agreed project schedule established during project kickoff.

1.3 Customer Responsibilities

Customer acknowledges that active, timely participation from Customer is necessary to achieve a smooth and effective deployment. Customer responsibilities include, but are not limited to:

- Assign a primary point of contact for each software module to coordinate deployment activities.
- Participate in scheduled virtual meetings with the GovWell Deployment Strategist.
- Submit all requested information and materials in the required formats and within specified timeframes.
- Review and test configurations, provide feedback and approvals to GovWell promptly.
- Complete all onboarding forms required by GovWell's integrated payment processor, Finix (GovWell does not support alternative payment processors).
- Facilitate an introduction to a point of contact responsible for GIS.

1.4 Exclusions & Terms

- Deployment Services do not include custom application development or third-party integrations (other than the ones specified in Section 1.1 (Scope)).
- Additional Deployment Services beyond the initial scope may be subject to additional fees specified in section 4 of this SOW.

2. Data Migration Services

GovWell and the Customer will collaborate to migrate the Customer's data into the GovWell software platform for the modules specified in the Order Form. A dedicated GovWell Data Expert will be assigned to coordinate the data migration process and manage the activities necessary to prepare the Customer's data for use within the platform (the "Data Migration Services").

2.1 Scope

The following outlines the services and responsibilities included within the scope of this engagement. These items define the core activities that GovWell and the Customer will undertake to successfully migrate data into GovWell.

- Review and consultation with a GovWell Data Expert to determine project goals, which legacy data is relevant for migration, and appropriate mappings from into GovWell database model.
- Preparation of a written data migration plan for Customer approval.
- One-time import of structured tabular data into GovWell.

2.2 Customer Responsibilities

Customer acknowledges that active, timely participation from Customer is required to achieve a smooth and effective data migration. Customer responsibilities include, but are not limited to:

- **Primary point of contact.** Assign a primary point of contact to coordinate data migration activities in collaboration with GovWell representatives.
- **Data extraction and transfer.** Customer will extract or export source data from legacy systems and transfer to GovWell in structured file formats (e.g., CSV, Excel). GovWell requires two main exports: one export for analysis and planning, and a final export immediately prior to migration. If files are included in the Order Form, Customer will extract and transfer files and attachments to GovWell via SSH File Transfer Protocol or Secure File Transfer Protocol (SFTP). If Customer cannot export source data independently, Customer will be solely responsible for coordinating with their current software vendor to obtain the necessary data.
- **Meeting participation.** Participate in scheduled virtual meetings with a GovWell Data Expert to consult on project goals, answer questions, and facilitate the mapping of source data to the GovWell data model.
- **Migration Plan Approval.** The Customer is responsible for carefully reviewing the written data migration plan and must digitally approve it prior to execution. By approving the plan, the Customer acknowledges that the accuracy, completeness, and alignment of the migration with their expectations are their sole responsibility. GovWell is not liable for any errors, omissions, or outcomes resulting from decisions made or information provided by the Customer. In the event of adverse consequences arising from the approved plan, GovWell will make commercially reasonable efforts to remediate the issue; however, additional costs may apply.
- **Complete migration tasks.** GovWell will make reasonable efforts to place migrated records in the appropriate steps within workflows and minimize the work required by Customer. However, limitations in the source data—such as missing or incompatible information—may prevent certain records from being automatically mapped into the current workflows. In these cases, Customers may be responsible for manually moving records to the correct workflow steps, validating data accuracy, and relocating attachments as needed.

2.3 Exclusions & Terms

In connection with GovWell’s standard data migration services, the following are not in scope:

- Verification of source data accuracy, completeness, or quality.
- Data cleaning or validation of source data (e.g., spelling corrections, field splitting, schema mismatch resolution).
- Digitization of physical documents.
- Transforming scanned or handwritten documents into structured data.
- Imports of data that lack sufficient detail to generate a complete and usable entity in GovWell, such as a permit without a permit number or an inspection without a date of completion.
- Training sessions for Customer residents or the public.
- Additional Deployment Services beyond the scope may be subject to additional fees specified in section 4 of this SOW.

2.4 Timelines

GovWell is committed to making the data migration process as smooth and efficient as possible and will make commercially reasonable efforts to support Customer throughout. While timelines will be established and generally targeted during the deployment kickoff meeting, the complexity and variability of data migration means that no specific timeline or outcome can be guaranteed. GovWell is not responsible for delays or limitations resulting from incomplete, inconsistent, or improperly formatted

source data, lack of access to required systems, or delays in Customer responses or availability—including due to vacations, leave, or other time off taken by key Customer personnel. This also includes situations where third-party vendors fail to provide data in a timely manner or where the Customer provides critical data, such as large files or datasets, at the last minute (e.g., under 5 days before the scheduled migration). Such circumstances can impact the migration timeline and overall project success, and any resulting delays or additional costs will not be the responsibility of GovWell.

To maintain the integrity and accuracy of the data migration, all configuration changes must be completed prior to the migration process. Because many configuration changes commonly occur after go-live as the platform is fine-tuned to meet the Customer's needs (e.g. modifying the process for a Solar Panel permit or adding required inspections for an Electrical permit), GovWell schedules data migration to take place only after the platform has gone live with the finalized configuration. Performing data migration before finalizing these changes risks data inconsistencies and errors, which can lead to significant additional work and may result in additional fees. This approach helps ensure a clean, reliable migration and a stable platform for ongoing use.

There will be a minimum of five (5) business days between GovWell's receipt of final data and the point at which that data will be accessible and usable within the GovWell system. Longer timeframes may result from:

- Incomplete or incorrect file formatting.
- Customer-requested changes to migration plan or platform configuration.
- Transfer issues or SFTP protocol delays.

2.5 Limitations

Customer acknowledges that GovWell is not responsible for the quality, completeness, or accuracy of the source data provided for migration. The quality of the source data can directly impact the quality of the data as it appears and functions within the GovWell platform. Data migrations are inherently imperfect, and not all data or structures from legacy systems can be mapped precisely to the new environment. While GovWell will make commercially reasonable efforts to ensure a successful and functional migration, some migrated records may not process as expected. This may include data appearing differently than in the original system, missing or partially mapped fields, or workflows and automations not functioning as intended.

2.6 Post-Migration Support and Customer Responsibilities

Customer is responsible for carefully reviewing the migration plan to ensure it aligns with their expectations and digitally signing prior to execution. Any data not listed in the migration plan will not be migrated by GovWell. Following the completion of the data migration, GovWell is committed to supporting Customer in addressing issues that may arise, including assisting with reasonable data adjustments if certain records did not migrate as intended. GovWell will make good faith efforts to resolve issues resulting from errors or discrepancies within the scope of the approved plan. Any post-migration adjustments must be scheduled in advance and are subject to GovWell's availability. Significant or time-intensive requests may incur additional charges, as outlined in section 4 of the SOW.

2.7 Service Hours

Data migration service hours are limited to the number of hours specified in the applicable Order Form. These hours cover all activities related to the data migration process, including planning, execution, validation, issue resolution, and consultations. Any services requested beyond the allotted hours may be subject to additional fees, as outlined in section 4 of this SOW.

2.8 Data Security

- If data that Customer intends to migrate contains Sensitive Personally Identifiable Information (SPII), Customer must notify GovWell in advance of sharing the data. SPII includes, but is not limited to, Social Security Numbers, Federal Tax Identification Numbers, Employer Identification Numbers, and other sensitive personal or organizational identifiers.
- All SPII must be transferred via GovWell's secure SFTP channel.
- GovWell is not responsible for data exposure resulting from insecure transmission methods (e.g., email).

3. Continuous Deployment & Product Support Services

GovWell will collaborate with the Customer to provide ongoing support and ensure the GovWell software platform continues to meet Customer's needs following deployment. A new GovWell Deployment Strategist will be assigned after go-live to coordinate support activities and manage the services necessary to ensure the continued successful use and optimization of the platform. In addition to this service, GovWell also offers regular product support channels to address general inquiries, technical issues, and troubleshooting needs.

3.1 Overview

Following the initial deployment, GovWell will provide ongoing support to help the Customer maintain effective use of the platform. This includes two types of services: (1) Continuous Deployment Services: for configuration changes, training, and strategic guidance, and (2) Product Support: for general inquiries, technical support and issue resolution. GovWell may adjust the nature and frequency of these support activities over time based on the Customer's usage of the platform and evolving needs.

3.2 Scope

Requests involving configuration changes, consultations, or training sessions may count against the Customer's allotted Continuous Deployment Services hours as outlined in the Order Form. Technical support inquiries—such as those related to login issues, bug reports, or basic troubleshooting—are not counted against service hours and are addressed through GovWell's regular support channels. All major service requests submitted through any channel—regardless of whether routed through Deployment Strategists or general support—will be assessed for inclusion in Deployment Services hours. Any services requested beyond the allotted hours may be subject to additional fees, as outlined in Section 4 of this SOW. GovWell will notify Customer in advance of reaching their service hour limit. The following activities are included in Continuous Deployment Services:

- Configuration changes: Any updates to settings, record types, workflows, fields, templates, etc.
- Consultations: Strategic guidance, best practices, and process mapping.
- Training sessions: Live or recorded training for new staff, refresher sessions, or training on specific modules or features.
- Other service-related tasks: Any request that requires a GovWell team member to perform work beyond a basic fix or answer, for example: correcting misentered data, adjusting a process flow, or preparing a custom report.

The following are not included in Continuous Deployment Services, and are covered by Product Support:

- Bug reports and resolution.
- Login/access issues.
- Basic troubleshooting and how-to questions (e.g., "How do I export a report?").

4. Out-of-Scope Services & Hourly Rates

GovWell is committed to delivering successful Deployment, Data Migration, Continuous Deployment, and Product Support services within the scope and hours outlined in the Order Form. GovWell understands that needs may evolve and additional work may sometimes be necessary to ensure a smooth experience. If the required effort exceeds the included hours or scope, GovWell will communicate with the Customer before proceeding. Any work beyond the agreed scope will only move forward with mutual consent and may be billed at GovWell's standard rates as a last resort.

- Deployment Services: \$150 per hour
- Data Migration Services: \$200 per hour
- Continuous Deployment Services: \$150 per hour



Accela Solutions Overview

City of Compton

INTRODUCING

Accela®

Powering your
**Civic Velocity
Advantage™**



A **modern end-to-end platform** with building, planning, permitting, licensing, and code enforcement applications

Deeply infused with **30 years of unmatched civic government DNA, civic data**, and real-world best practices

All from a **mission-driven team** of government devotees, regulation enthusiasts, advanced technologists, and possibilitarians

THE GOOD NEWS

A Mission-driven Community of High-performing Leaders Are Already on This Journey...

Civic Velocity Advantage™ for:

ACCELERATING PERMITTING EXPERIENCE

#1

nationally ranked for
excellence in permitting



DRIVING ECONOMIC GROWTH

2X

increase in business
licensing volume



ELEVATING STAFF PRODUCTIVITY

1 day/wk

saved for
EVERY employee



Accela: Your Partner for Sustained Success

Anchored by our unique
Path-to-Performance (P2P) Methodology

- Integrated, sustained partnership
- Always aligned with your success
- Take out risk – zero fails
- We've seen it all



Accela® P2P Methodology

Systematic Activation

- Library of thousands of pre-built blueprints
- Configured to your needs
- Work in app from day 1

Transfer Knowledge

- Learn all the best practices
- Always get better
- Professional development

Ubiquitous Expertise

- Expansive community
- Active local user groups
- A movement of civic leaders

Continuous Optimization

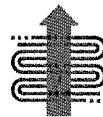
- Optimize your investment
- Meet your established KPIs
- Personal responsiveness
- Keep up with regulations

OUR DIFFERENTIATORS

Why High-performing Civic Leaders Love Accela



End-to-end platform:
AI-powered, best-in-class
apps



Civic DNA that sets
us apart

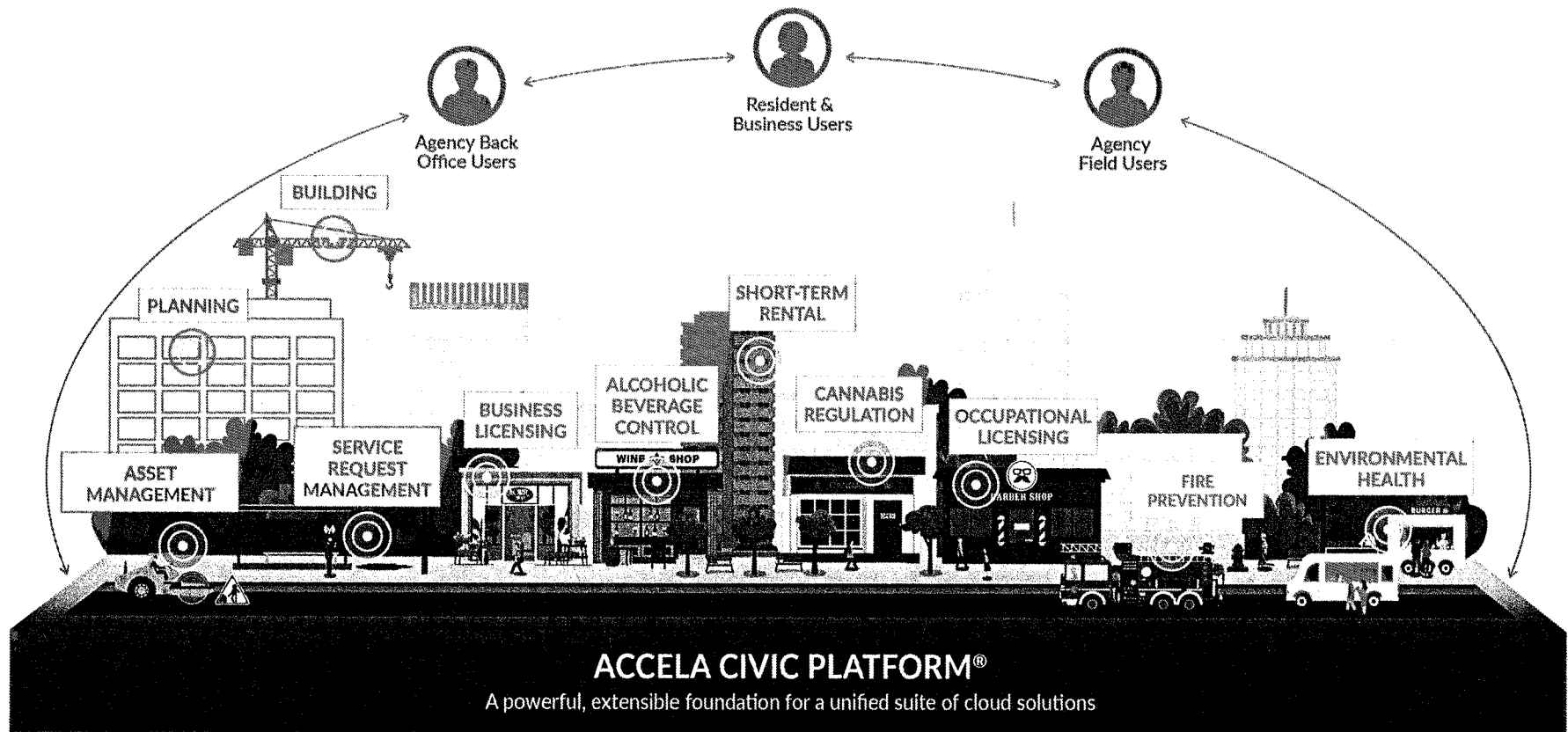


Accountable for
your sustained
performance

Your trusted partner for
Civic Velocity Advantage™

From Vision to Solutions

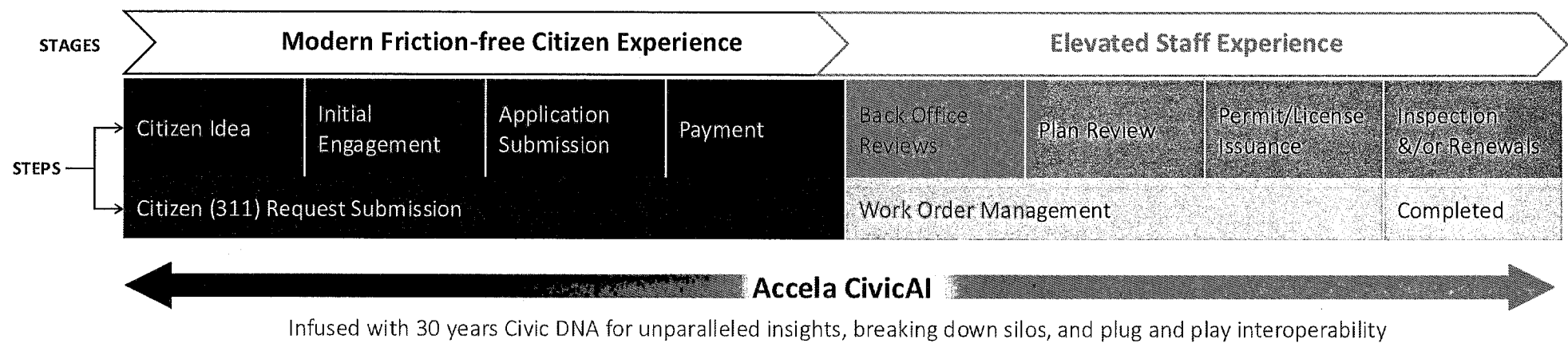
Built on decades of government best practices, yet configurable to your unique needs



WORLD CLASS DATA SECURITY WITH MICROSOFT® AZURE® | ONE-STOP-SHOP FOR RESIDENTS & BUSINESSES | INDUSTRY LEADING WORKFLOW CAPABILITIES | MOBILE & GIS-POWERED FIELD TOOL

End-to-End Lifecycle Coverage

Powering your Civic Velocity Advantage™ ... Supercharged by Accela CivicAI™

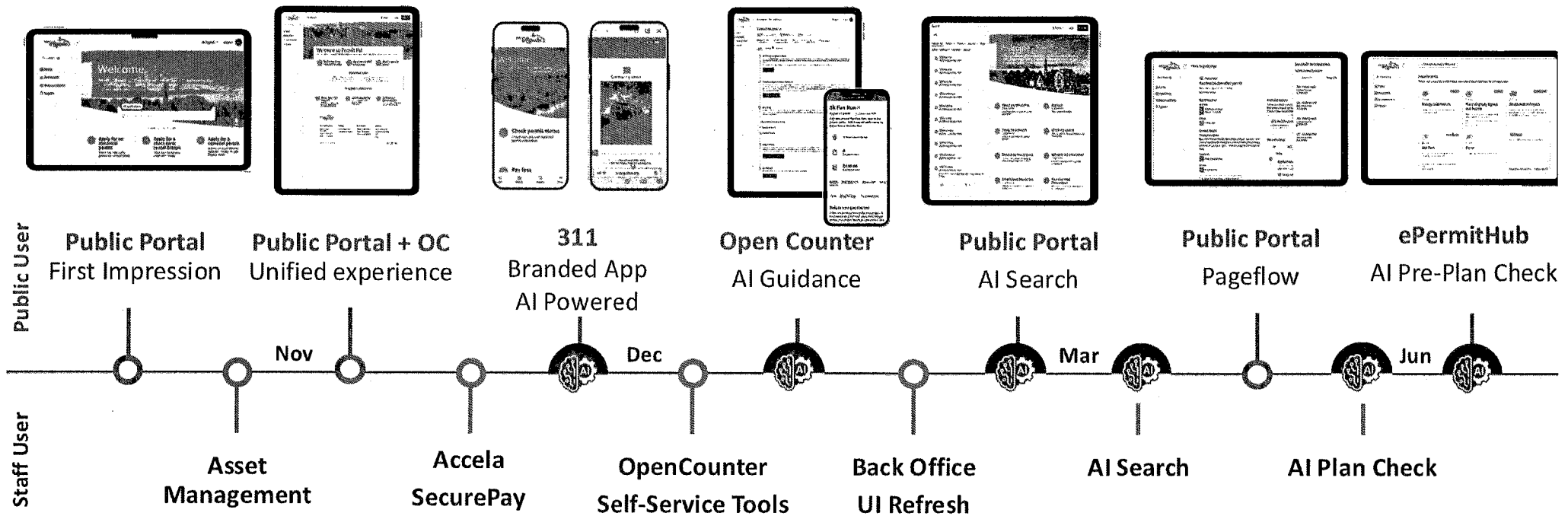


COMPETITIVE LANDSCAPE

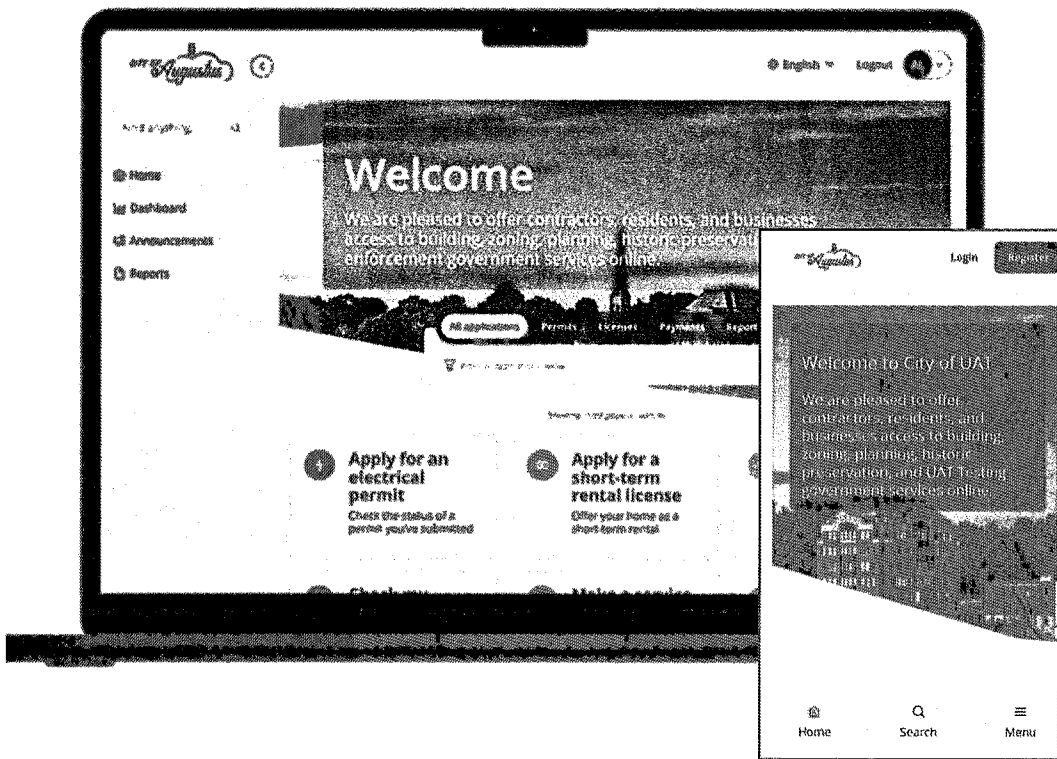
ACCELA	•	•	•	•	•	•	•	•
CLARITI	•		•		•		•	•
TYLER			•	•	•		•	•
OPENGOV			•		•		•	•
GRANICUS			•		•		•	•



Accela Product Roadmap



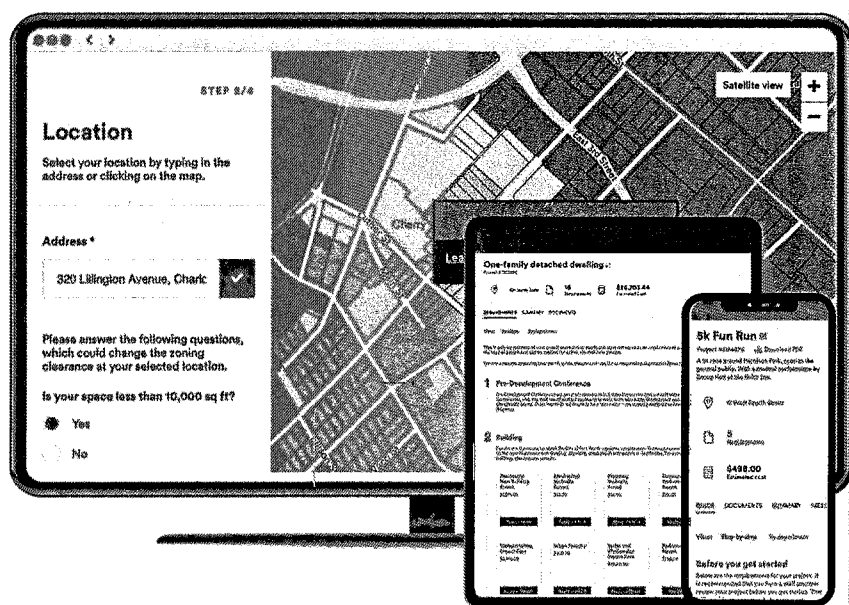
The Public Portal – A Modern Citizen Experience



- Ability to interact on any size device
- Accessible (WCAG 2.2) and Secure
- New public portal admin with CMS tools for branding, content pages, site links, navigation, and full control of applications
- Support for 3rd party integrations
- User Management and Permissions built in

OpenCounter – Permit Wizard to Guide Citizens

A pre-application tool connected to your back-end back-office system



OpenCounter® simplifies the pre-application process through a step-by-step guided experience to help users find the appropriate licenses and permits and calculate fees.

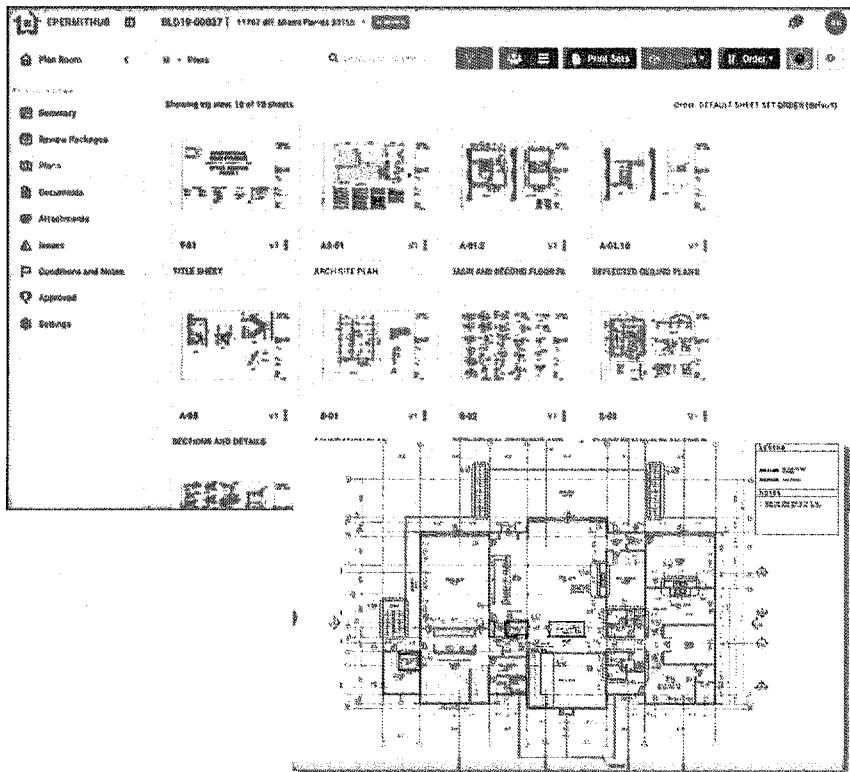
Offering solutions designed for Residential, Commercial with ZoningCheck, Special Events, Custom Solutions

- In-app messaging to improve transparency throughout the permitting journey
- Staff tools for improved front-counter customer service



EPermitHub – Robust Plan Review Native to Accela

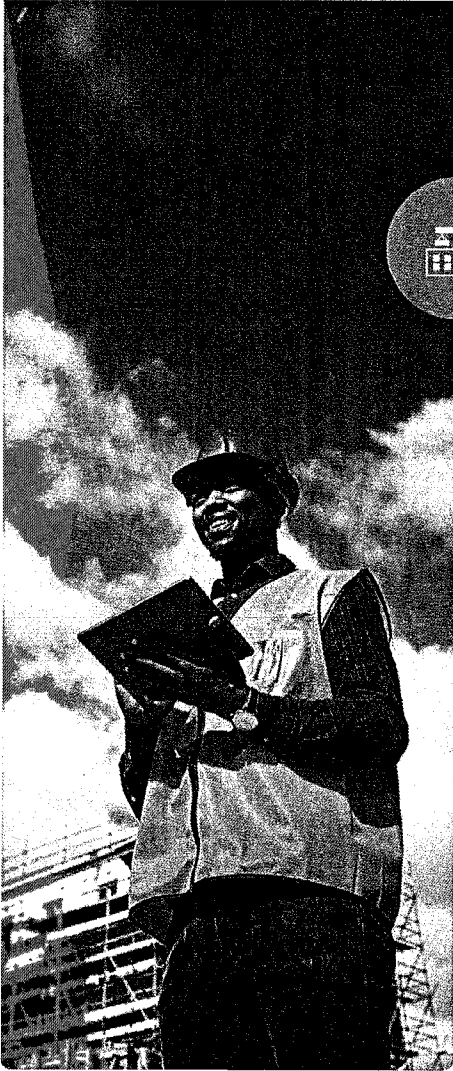
Smarter plan reviews for faster approvals, fewer errors, and a seamless experience for applicants.



EPermitHub helps to automate manual tasks throughout the Plan Review process, reducing manual steps and improving submission quality.

Native to the Accela Civic Platform® - there is a seamless handoff back and forth between permit application to plan review to approval.

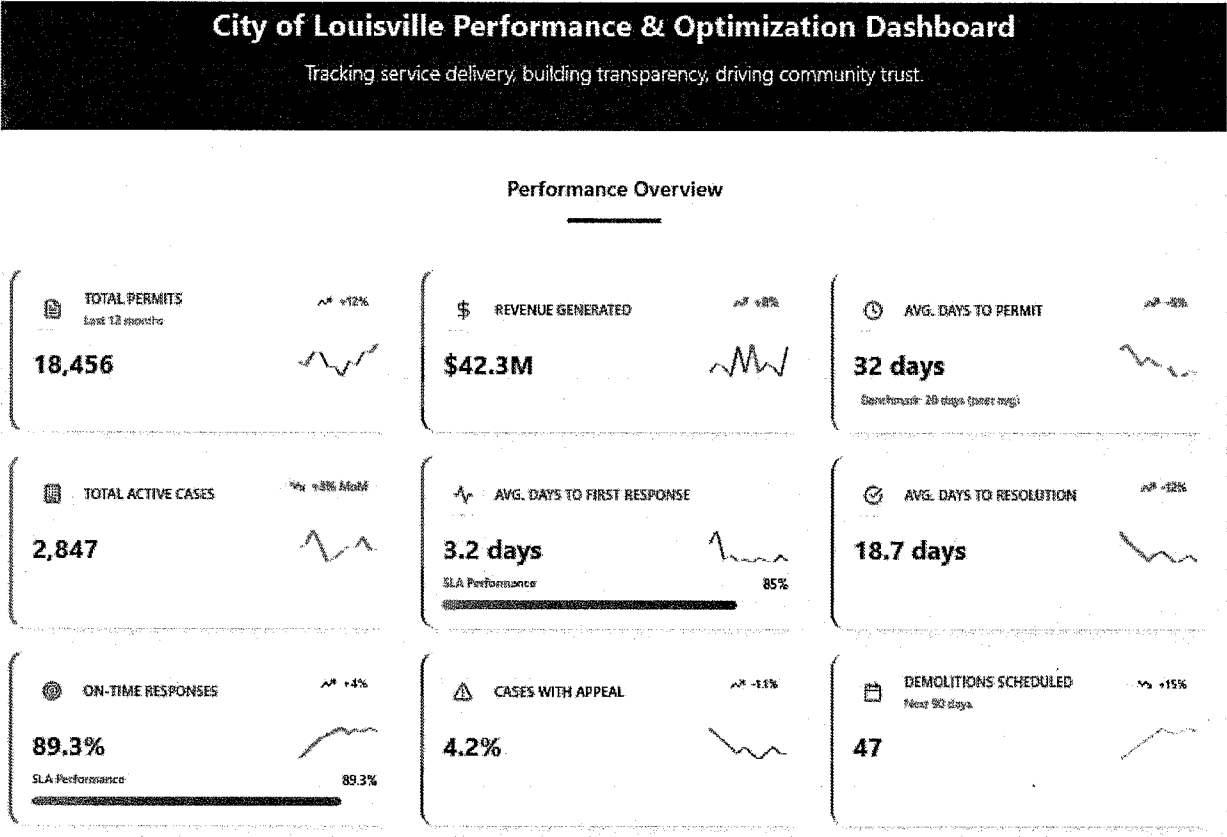
- Automated File Validation
- Sheet Versioning
- Effortless, Automated Publishing



Accela® Mobile

- Enhanced document upload experience
- Map long-press menu improvements
- Saving user preferences
- Inspection resulting flow optimization
- Configurable inspection/record tabs
- Push notifications
- More customizable features
- Focus
 - Migrating from AMO to Accela Mobile
 - Improved field productivity
 - Personalized experience

Data and Insights



Estimated Pricing Ranges for City of Compton

- Complete Land Management System rollout for Building, Planning, Public Works, etc.
- Premium Citizen Experience
- Pre-permit Wizard for Citizens
- Electronic Plan Review and Document Management
- Accela Customer Success, Community, and Education Program

Software

Accela Civic Platform and Applications: \$50-80k (based on user count and modules)

OpenCounter: \$35-50k (based on population and modules)

ePermitHub: \$40-70k (based on est. # of plan checks)

Implementation (based on complexity, record types, reports, etc)

Civic Applications: \$75-2/300k

OpenCounter: \$50-60k

ePermitHub: \$60-80k



Order Form

Account Name: City of Compton, California

Contact Information:

Willie A. Hopkins, Jr.
City of Compton
City Manager
City Manager's Office
205 S. Willowbrook Ave.
Compton, CA 90220
Email: whopkinsl@comptoncity.org
Phone: 310-605-5585

Billing Information:

City of Compton
205 S. Willowbrook Avenue
Compton, CA 90706

Contact Term:

Contract Start: 07/01/2025 - 06/30/2030

Required Service Periods

Initial Service Term: 07/01/2025 - 06/30/2026
Second Service Term: 07/01/2026 - 06/30/2027
Third Service Term: 07/01/2027 - 06/30/2028

Billing Schedule: Payments are due the first day of each Service Term

Optional Service Periods:

Fourth Service Term: 07/01/2028 - 06/30/2029
Fifth Service Term: 07/01/2029 - 06/30/2030

Per user subscription price of \$1,800/user/year in effect for entirety of contract period unless the number of named users drops below 25. If the number of subscription users drops below 25 named users, the per user subscription price of \$2,100/user/year becomes effective. If the number of named users exceeds 50 the price of \$1,500/user/year will be applied in the next annual renewal.

Fees:

63 User Subscriptions	\$1,500 per named user per year	\$94,500.00
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Total 1st Year Fees	\$94,500.00
Each Additional Year Fees	\$94,500.00

I authorize Online Solutions, LLC to invoice as per the above information.

Online Solutions:

Customer:

Authorized Signature

Authorized Signature

Jim Garvey

Print or Type Name of Signatory

Willie A. Hopkins, Jr., City Manager

Print or Type Name of Signatory

Execution Date

Execution Date

Address:

1101 E. Warner Road
Suite 160
Tempe, AZ 85284

Address:

City of Compton
205 S. Willowbrook Avenue
Compton, CA 90706



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September 15, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A DISCUSSION AND REVIEW OF THE AMENDED AND RESTATED CONTRACT WITH CONDOLIDATED DISPOSAL SERVICE, LLC., DBA REPUBLIC SERVICES LLC., TO EXTEND THE AGREEMENT FOR FIVE (5) YEARS

SUMMARY

Adoption of this Resolution will authorize the City Council to consider whether to accept or reject the automatic renewal provisions contained in the Second Amendment to the Amended and Restated Agreement for Solid Waste and Recyclable Materials Handling Services with Republic Services. The Resolution authorizes the City Manager, or designee, to implement the direction provided by the City Council, including allowing the Agreement to automatically renew for an additional five-year term, from January 1, 2028 through December 31, 2032, or instead, providing written notice to Republic Services should the City Council elect to exercise its contractual right to opt out of the automatic renewal.

BACKGROUND

The Compton Municipal Water Department (Department) is responsible for overseeing the City's exclusive franchise waste hauler, Republic Services LLC. Republic Services is responsible for providing all residents, multi-family properties, and commercial businesses with Senate Bill 1383 (SB 1383) compliant services.

The City Council of the City of Compton is authorized pursuant to Chapter XXI of the Compton Municipal Code and Article 4 of Chapter 6, Part 3, Division 5 of the California Health and Safety Code, commencing with Section 5470, to levy annual charges for solid waste and recyclable material handling services and collect delinquent accounts on the Los Angeles County Tax Roll ("Tax Roll").

Section 2.4 of the Second Amendment to the Amended and Restated Agreement establishes the term of the Agreement and provides that:

"The term of this Agreement shall commence on the Effective Date and expire on December 31, 2027, and shall automatically renew on January 1, 2028, for an additional five (5)-year term ending December 31, 2032, unless the City gives written notice to opt out of the extension by providing written notice to the Company between August 1, 2026 and August 1, 2027."

Accordingly, the City has a one-year contractual window in which it may notify Republic Services that it does not wish to extend the Agreement. If no notice is provided during that period, the Agreement will automatically renew through December 31, 2032.

The Scope of Work included:

- i. Providing mandatory trash, recycling, and organics services.
- ii. Providing education and outreach through billing inserts, presentations, and community involvement.
- iii. Conducting site visits to commercial generators and edible food generators.
- iv. Contamination monitoring.
- v. Coordinating with City representatives regarding billing.
- vi. Providing the City with monthly reports including information on tonnage, diversion, customer complaints, and bulky pickups.

STATEMENT OF ISSUE

The Waste Division has reviewed the Agreement and determined that the current contract contains an automatic renewal provision requiring Council consideration before the contractual notice period expires between August 1, 2026 and August 1, 2027.

This item is being presented to the City Council to obtain policy direction regarding the future of the City's exclusive solid waste franchise agreement.

In evaluating whether to continue or terminate the Agreement at the end of its current term, the City Council may wish to consider several factors, including:

Republic Services' historical compliance with contractual performance standards; customer service responsiveness and complaint resolution; collection reliability and operational performance; the company's ability to maintain adequate inventory levels and timely provide residential waste, recycling, and organics carts to customers, including instances where prolonged inventory shortages have delayed new or replacement cart deliveries; compliance with State laws, including Senate Bill 1383 and other CalRecycle requirements; financial considerations, including rate adjustments and franchise fee revenues; capital investments and equipment replacement commitments; the City's long-term solid waste management objectives; and whether a competitive procurement process would better serve the City's interests.

Should the Council elect to exercise the City's contractual right to opt out, staff would return with recommendations regarding the procurement of future waste collection services and the development of a Request for Proposals (RFP) to ensure uninterrupted service after December 31, 2027.

If the Council elects to allow the Agreement to continue, no further action would be required, and the Agreement would automatically renew for an additional five-year term.

FISCAL IMPACT

This item has no fiscal impact on the 2026-2027 Fiscal Year's budget. Should the City elect to pursue a competitive procurement process, staff will return to the City Council with any budgetary impacts associated with consultant services, legal review, and procurement activities.

RECOMMENDATION

Staff recommends that the City Council discuss the automatic renewal provisions of the Agreement and provide direction to the City Manager regarding whether to allow the Agreement to automatically renew for an additional five-year term or to exercise the City's contractual right to opt out of the automatic renewal pursuant to Section 2.4 of the Agreement.

DAVID BENNETT
GENERAL MANAGER

APPROVED AS TO FORWARDING:

JEROME GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO CONSIDER THE RENEWAL OF THE
SECOND AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT WITH
CONSOLIDATED DISPOSAL SERVICE LLC., DBA REPUBLIC SERVICES LLC., TO
EXTEND THE AGREEMENT FOR FIVE (5) YEARS**

WHEREAS, the City Council of the City of Compton is authorized pursuant to Chapter XXI of the Compton Municipal Code and Article 4 of Chapter 6, Part 3, Division 5 of the California Health and Safety Code, commencing with Section 5470, to levy annual charges for solid waste and recyclable material handling services and collect delinquent accounts on the Los Angeles County Tax Roll ("Tax Roll"); and

WHEREAS, as of November 1, 2022, the City of Compton ("City") entered into an Amended and Restated Agreement for Solid Waste and Recyclable Materials Handling Services with Consolidated Disposal Service, LLC, dba Republic Services ("Republic Services"), to provide exclusive solid waste, recyclables and green waste collection services to single-family, multi-family, and commercial customers; and

WHEREAS, Section 2.4 of the Second Amendment to the Amended and Restated Agreement provides that the Agreement shall expire on December 31, 2027, and shall automatically renew for an additional five-year term commencing January 1, 2028, and ending December 31, 2032, unless the City provides written notice to Republic Services electing to opt out of the automatic renewal between August 1, 2026, and August 1, 2027; and

WHEREAS, the Scope of Work includes:

- i. Providing mandatory trash, recycling, and organics services.
- ii. Providing education and outreach through billing inserts, presentations, and community involvement.
- iii. Conducting site visits to commercial generators and edible food generators.
- iv. Contamination monitoring.
- v. Coordinating with City representatives regarding billing.
- vi. Providing the City with monthly reports including information on tonnage, diversion, customer complaints, and bulky pickups.

WHEREAS, the City Council desires to consider the operational, financial, regulatory, and customer service impacts associated with either allowing the Agreement to automatically renew or directing the City Manager to exercise the City's contractual right to opt out of the automatic renewal.

WHEREAS, the City Council desires to review the terms and conditions of the Agreement, including the automatic renewal provisions contained in Section 2.4, and determine whether allowing the Agreement to renew or exercising the contractual opt-out provision best serves the interests of the City and its residents.

WHEREAS, exercising the contractual right to opt out of the automatic renewal does not terminate the existing Agreement prior to its expiration on December 31, 2027, and does not interrupt solid waste collection services currently provided under the Agreement.

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

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council hereby authorizes the City Manager to implement the direction provided by the City Council regarding the automatic renewal provisions contained in Section 2.4 of the Second Amendment to the Amended and Restated Agreement for Solid Waste and Recyclable Materials Handling Services with Consolidated Disposal Service, LLC dba Republic Services.

SECTION 3. If the City Council elects to allow the Agreement to automatically renew, no further action shall be required and the Agreement shall continue in accordance with its terms.

SECTION 4. If the City Council elects to exercise the contractual opt-out provision, the City Manager, or designee, is authorized to prepare and transmit the written notice required under Section 2.4 of the Agreement and take all administrative actions necessary to implement the City Council's direction, including returning to the City Council with recommendations regarding future solid waste collection services, if appropriate.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Resolution is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of _____, 2026.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
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, do hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at the regular meeting thereof held on the ____ day of _____, 2026.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**SECOND AMENDMENT TO
AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE AND
RECYCLABLE MATERIALS HANDLING SERVICES**

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE AND RECYCLABLE MATERIALS HANDLING SERVICES ("Second Amendment") is made and entered into effective the 1st of January, 2023, by and between the City of Compton, a municipal corporation, hereinafter referred to as "City," and Consolidated Disposal Service, LLC, a Delaware limited liability company DBA Republic Services, hereinafter referred to as "Company"; each a "Party" and collectively the "Parties".

RECITALS

WHEREAS, the State of California has found and declared that the amount of solid waste generated in California, coupled with diminishing Disposal capacity and interest in minimizing potential environmental impacts from landfilling and the need to conserve natural resources, have created an urgent need for State and local agencies to enact and implement an aggressive integrated waste management program; and

WHEREAS, the State has, through enactment of AB 939 and subsequent related legislation including, but not limited to: the Jobs and Recycling Act of 2011 (AB 341), the Event and Venue Recycling Act of 2004 (AB 2176), SB 1016 (Chapter 343, Statutes of 2008), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-Lived Climate Pollutants Bill of 2016 (SB 1383), directed local agencies to promote a reduction in landfill disposal and to maximize the use of feasible waste reduction, reuse, recycling, and composting options in order to reduce the amount of material that must be disposed; and,

WHEREAS, SB 1383 Regulations require City to implement collection programs, meet processing facility requirements, conduct contamination monitoring, provide education, maintain records, submit reports, monitor compliance, conduct enforcement, and fulfill other requirements; and, City has chosen to delegate some of its responsibilities to Company, acting as City's designee, through this Agreement; and

WHEREAS, SB 1383 authorized CalRecycle to develop regulations to reduce organics in landfills as a source of methane ("SB 1383 regulations"), and the SB 1383 regulations require City to implement regulatory requirements to support the achievement of Statewide Organic Waste disposal reduction targets; and

WHEREAS, City and Company are Parties to that AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE AND RECYCLABLE MATERIALS HANDLING SERVICES dated July 1, 2019, as amended by that FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT FOR SOLID WASTE RECYCLABLE MATERIALS HANDLING SERVICES dated September 30, 2022 (collectively, the "Franchise Agreement"); and

WHEREAS, the SB 1383 regulations require City to implement mandatory Organic Waste reduction programs within the City, to become effective January 1, 2023, and further require

amendments the Franchise Agreement and the City of Compton Municipal Code to implement the requirements of SB 1383;

NOW, THEREFORE, in consideration of the premises above stated and the terms and the terms, conditions, covenants, and agreements contained herein, City and Company do hereby mutually agree to amend the Franchise Agreement as follows:

AMENDMENT

SECTION 1. Article 1. "Definitions" is hereby amended by adding new Sections 1.80 through 1.99 to read as follows:

1.80 AB 341

"AB 341" means the Assembly Bill approved by the Governor of the State of California on October 5, 2011, which amended Sections 41730, 41731, 41734, 41735, 41736, 41800, 42926, 44004, and 50001 of, and added Sections 40004, 41734.5, and 41780.01 and Chapter 12.8 (commencing with Section 42649) to Part 3 of Division 30 of, and added and repealed Section 41780.02 of, the Public Resources Code, relating to Solid Waste, as amended, supplemented, superseded and replaced from time to time.

1.81 AB 827

"AB 827" means the Assembly Bill approved by the Governor of the State of California on October 2, 2019, which amended Sections 42649.2, 42649.2, 42649.8, and 42649.81 of the Public Resources Code, relating to Solid Waste, as amended, supplemented, superseded, and replaced from time to time.

1.82 AB 1826

"AB 1826" means the Organic Waste Recycling Act of 2014 (Chapter 727, Statutes of 2014 modifying Division 30 of the California Public Resources Code), also commonly referred to as "AB 1826," as amended, supplemented, superseded, and replaced from time to time.

1.83 Blue Container

"Blue Container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and Collection of Source Separated Recyclable Materials or SSBCOW.

1.84 Commercial Edible Food Generators

"Commercial Edible Food Generators" includes Tier One Commercial Edible Food Generators and Tier Two Commercial Edible Food Generators, or as otherwise defined in 14 CCR Section 18982(a)(7). For the purposes of this definition, Food

Recovery Organizations and Food Recovery Services are not Commercial Edible Food Generators.

1.85 Edible Food

“Edible Food” means food intended for human consumption. For the purposes of this Agreement, Edible Food is not Solid Waste if it is recovered and not discarded. Nothing in this Agreement requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code. If the definition in 14 CCR Section 18982(a)(18) for Edible Food differs from this definition, the definition in 14 CCR Section 18982(a)(18) shall apply to this Agreement.

1.86 Food Recovery

“Food Recovery” means actions to collect and distribute Edible Food for human consumption which otherwise would be Disposed, or as otherwise defined in 14 CCR Section 18982(a)(24).

1.87 Food Recovery Organization

“Food Recovery Organization” means an entity that primarily engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities, including, but not limited to:

- A. A food bank as defined in Section 113783 of the Health and Safety Code;
- B. A nonprofit charitable organization; and
- C. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code. If the definition in 14 CCR Section 18982(a)(25) for Food Recovery Organization differs from this definition, the definition in 14 CCR Section 18982(a)(25) shall apply to this Agreement.

1.88 Food Recovery Service

“Food Recovery Service” means a Person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery; or as otherwise defined in 14 CCR Section 18982(a)(26).

1.88 Food Scraps

“Food Scraps” means all food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, and eggshells.

Food Scraps excludes fats, oils, and grease when such materials are Source Separated from other Food Scraps.

1.89 Food-Soiled Paper

“Food-Soiled Paper” means compostable paper material that has come in contact with food or liquid, such as, but not limited to, compostable paper plates, paper coffee cups, napkins, pizza boxes, and milk cartons. Food-soiled paper does not include compostable plastic materials.

1.90 Food Waste

“Food Waste” means Source Separated Food Scraps, and Food-Soiled Paper. Food Waste is a subset of Source Separated Green Container Organic Waste (SSGCOW).

1.91 Gray/Black Container

“Gray/Black Container” has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and Collection of Gray/Black Container Waste or Mixed Waste.

1.92 Gray/Black Container Waste

“Gray/Black Container Waste” means Solid Waste that is collected in a Gray/Black Container that is part of a three-Container Organic Waste Collection service that prohibits the placement of Organic Waste in the Gray/Black Container as specified in 14 CCR Sections 18984.1(a) and (b) or as otherwise defined in 14 CCR Section 17402(a)(6.6). For the purposes of this Agreement, Gray/Black Container Waste includes carpet and textiles.

1.93 Green Container

“Green Container” has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and Collection of SSGCOW.

1.94 SB 1383

“SB 1383” means the Short-Lived Climate Pollutants Act of 2016 (an act to add Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and to add Chapter 13.1 [commencing with Section 42652] to Part 3 of Division 30 of the Public Resources Code, relating to methane emissions), also commonly referred to as “SB 1383,” as amended, supplemented, superseded, and replaced from time to time.

1.95 Source Separated Blue Container Organic Waste

“Source Separated Blue Container Organic Waste” or “SSBCOW” means Source Separated Organic Waste that can be placed in a Blue Container that is limited to

the Collection of those Organic Wastes and Non-Organic Recyclables as defined in 14 CCR Section 18982(a)(43); or as otherwise defined by 14 CCR Section 17402(a)(18.7). SSBCOW is a subset of Organic Waste.

1.96 Source Separated Green Container Organic Waste

“Source Separated Green Container Organic Waste” or “SSGCOW” means Source Separated Organic Waste that can be placed in a Green Container that is specifically intended for the separate Collection of Organic Waste by the Generator, excluding SSBCOW, carpets, Non-Compostable Paper, and textiles. SSGCOW is a subset of Organic Waste.

1.97 Source Separated Recyclable Materials

“Source Separated Recyclable Materials” means Source Separated Non-Organic Recyclables and SSBCOW.

1.98 Tier One Commercial Edible Food Generator

“Tier One Commercial Edible Food Generator” means a Commercial Edible Food Generator that is one of the following, each as defined in 14 CCR Section 18982:

- A. Supermarket
- B. Grocery Store with a total facility size equal to or greater than 10,000 square feet.
- C. Food Service Provider.
- D. Food Distributor.
- E. Wholesale Food Vendor.

If the definition in 14 CCR Section 18982(a)(73) of Tier One Commercial Edible Food Generator differs from this definition, the definition in 14 CCR Section 18982(a)(73) shall apply to this Agreement.

1.99 Tier Two Commercial Edible Food Generator

“Tier Two Commercial Edible Food Generator” means a Commercial Edible Food Generator that is one of the following, each as defined in 14 CCR Section 18982:

- A. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
- B. Hotel with an on-site food facility and 200 or more rooms.
- C. Health facility with an on-site food facility and 100 or more beds.

- D. Large Venue.
- E. Large Event.
- F. A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
- G. A local education agency with an on-site food facility.

If the definition in 14 CCR Section 18982(a)(74) of Tier Two Commercial Edible Food Generator differs from this definition, the definition in 14 CCR Section 18982(a)(74) shall apply to this Agreement.

SECTION 2. Article 2. "Grant And Acceptance of Franchise" is hereby amended by repealing and restating Sections 2.4 and 2.7.2 in their entirety to read, respectively, as follows:

2.4 Term of Agreement

The term of this Agreement shall commence on the Effective Date and expire on December 31, 2027, and shall automatically renew on January 1, 2028 for an additional five (5)-year term, ending December 31, 2032 unless City gives written notice opt out of the extension by providing written notice to Company between August 1, 2026 and August 1, 2027.

2.7.2 Company Representative

- a) Contract Liaison. Company's General Manager shall serve as the representative of Company in all matters related to this Agreement and who shall be responsible for working with City and/or City's designated representative(s) to resolve Agreement-related issues ("Contract Liaison"). Company shall inform City in writing of any limitations upon the Contract Liaison's authority to bind Company. City shall be notified in advance in writing of any change in Contract Liaison, and any Contract Liaison shall be a responsible employee. Company acknowledges and agrees that City may rely upon action taken by the Contract Liaison as actions of Company taken on behalf of and with the full approval of Company unless the action is outside the scope of the authority delegated to him/her by Company as communicated in writing to City.
- b) 24-Hour Point of Contact. The Contract Liaison shall serve as the primary dedicated 24-hour point of contact to provide assistance to City when requested by City. Company shall provide City with written notification of the Contract Liaison's telephone numbers. Company may change the primary dedicated 24-hour point of contact by providing City with written notice thereof within 24 hours of the change in contact and providing the contact information of the newly appointed 24-hour point of contact.

SECTION 3. Article 4 “Services” is hereby amended by repealing and restating Sections 4.5.11, 4.7.5 and 4.21 in their entirety, and adding a new Sections 4.24, 4.25, and 4.26 to read, respectively as follows:

4.5.11 Composting Events

Company and City shall work cooperatively to develop and promote Residential Composting events at no additional cost that are mutually acceptable to City and Company with respect to scope, timing and location.

At the events, Company shall make available compost bins for distribution to residents of the City that complete the training.

Company shall provide up to forty (40) cubic yards of compost for giveaway at no charge to residents during two Residential Composting events per calendar year.

The provisions of this Section 4.5.11 are in addition to the requirements of Section 2.9.2.

4.7.5 Cart Maintenance and Replacement Responsibilities

Subject to Force Majeure, Company shall be responsible for Cart repair and maintenance, and replacing lost, stolen or damaged Carts within one Business Day. All repairs must restore the Cart to its full functionality. All other routine cart deliveries and cart replacements shall take place on the customer’s next regularly scheduled service day.

4.21 Route Audit

Once at the end of the first year and every other year thereafter, unless requested annually by City, Company shall conduct an audit of its Collection routes in the Service Area. City may use information from the audit to develop a request for proposals for a new service provider. City may instruct Company when to conduct the audit in order for the results to be available for use in preparation of a request for proposals or for other City uses. City may also instruct Company to conduct an audit at a time that would produce the most accurate Customer service information for a new service provider to use in establishing service with Customers.

The route audit, at minimum, shall consist of an independent physical observation by person(s) other than the route driver of each Customer in the Service Area. This person(s) is to be approved in advance by City. The routing and account information shall include, at a minimum, the following information for each account:

For Residential Customers:

- Route Number;
- Truck Number;

- Number of Residential Customers;
- Assessor Property Number (APN) numbers;
- Number of Extra Carts and Bins by type of waste stream (Refuse, Recycling, Green Waste);

For Commercial Customers:

- Route Number;
- Truck Number;
- Account Name;
- Account Number;
- Account Service Address;
- Service Level (Quantity, Size, Frequency);
- Service Level per Routing System;
- Observed Containers (Quantity and Size);
- Container condition;
- Assessor Property Number (APN) numbers;
- Proper signage; and,
- Graffiti.

Within 90 days after the completion of the route audit or such reasonable additional time that Company may request and City shall not unreasonably refuse, Company shall submit to City a report summarizing the results of the audit. The route audit summary report shall include:

- Identification of the routes;
- Route map;
- Truck numbers;
- Number of accounts, by route and in total (Residential and Commercial);
- Confirmation that all routes are dedicated exclusively to Service Area Customers;
- Number and types of exceptions observed;
- Total monthly service charge (Residential and Commercial), pre-audit; and,
- Total monthly service charge (Residential and Commercial), post-audit (subsequent to corrections of identified exceptions).

The route audit summary report shall include a description of the procedures followed to complete the route audit. This description shall include the names and titles of those supervising the route audits and the name and titles of those performing the observations. Additionally, the report shall include a description of the pre-audit training of the route auditors, particularly if temporary personnel are used.

The route audit summary report shall also include a description of the changes and Company's plans to resolve the exceptions. The results of the audit, and supporting back-up data, shall be available for review by City or its representative. If review indicates that two percent or more are inaccurate, Company shall pay City for the

cost of conducting a second route audit by City or a third party selected by City, if City elects to undertake a second audit. City to implement all approved changes within 30 days of approval by City and Company.

4.24 Residential SB 1383 Services

- a) Containers. Company shall provide SB 1383-compliant three (3) container Residential collection services as follows:
 1. A Green Container for organic waste (only food waste, yard waste, green waste, and other organic materials). A Blue Container for recyclables (non-organic recyclables, such as bottles, cans, and plastic, and organic waste such as paper and cardboard.) A Gray or Black Container for non-organic waste only (Items that cannot be recycled or composted).
 2. Effective January 1, 2023, all Residential customers will maintain their existing containers. Replacement of Residential containers shall be made from existing containers purchased prior to January 1, 2022 until such time as Company's existing inventory of such containers is exhausted. New or replacement containers purchased after January 1, 2023, provided to a Customer will be SB 1383 color and compliant. New containers purchased by Company after January 1, 2023, are required to meet SB 1383 container colorization (Gray/Black, Blue and Green) and labelling requirements. New containers purchased after January 1, 2022, will require SB 1383 compliant graphic-based labels identifying the acceptable materials permitted within each source-separated cart.
- b) Outreach. Company will implement the following targeted education and outreach efforts to Residential customers regarding SB 1383 required programs. Company shall develop educational material to explain program changes and new program implementation. Company will send a welcome outreach package for new SB 1383 programs to all Residential customers on or before February 1, 2023, and Company will also provide Residential customers with four (4) quarterly direct mailed newsletters with SB 1383 program implementation information, in addition to the four Quarterly newsletters to Customers. Company shall provide education and outreach materials in English and Spanish languages.
- c) Presentations. For 2023 and 2024, Company shall provide a quarterly presentation to the City Council in coordination with the City Manager to update the Council on the implementation of SB 1383 programs for diversion of organic wastes from landfilling. In addition to the quarterly presentations to the City Council, upon request Company shall also participate in up to four City-sponsored or community organization events annually, within Company's obligations set forth in Section 5.4.3 of this

Agreement, for events held within the City and provide an information booth with a company representative to distribute SB 1383 educational materials to persons in attendance at such events.

- d) Company and City shall annually review the outreach effort and determine if changes to the outreach program may be required, by mutual agreement.

4.25 Commercial and Multi-Family SB 1383 Services

- a) Containers. Company shall provide SB 138- compliant three (3) container Multi Family and Commercial collection services as follows:
 - 1. A Green Container for organic waste (only food waste, yard waste, green waste, and other organic materials.) A Blue Container for recyclables (non-organic recyclables, such as bottles, cans, and plastic, and organic waste such as paper and cardboard.) A Gray or Black Container for non-organic waste only (Items that cannot be recycled or composted.)
 - 2. Effective January 1, 2023, all Commercial and Multi Family customers will maintain their existing containers. Replacement of Commercial and Multi Family containers shall be made from existing containers purchased prior to January 1, 2023, until such time as Company's existing inventory of such containers is exhausted. New or replacement containers requested will be SB 1383 color and compliant. New containers purchased by Company after January 1, 2023, are required to meet SB 1383 container colorization (Gray/Black, Blue and Green) and labelling requirements. New containers purchased after January 1, 2023, will require SB 1383 compliant graphic-based labels identifying the acceptable materials permitted within each source-separated cart.
 - 3. Commercial and Multi Family customers will have options for various sizes of metal bins and carts depending on space restrictions and material types.
- b) Outreach. Company will implement the following targeted education and outreach efforts to Commercial and Multi-family customers regarding SB 1383 required programs. Company shall develop educational material to explain SB 1383 program changes and new program implementation. A welcome outreach package for new SB 1383 programs will be sent to all Commercial and Multi Family customers on or before February 1, 2023, and Company will also provide Commercial and Multi Family customers with four (4) direct outreach newsletters with SB 1383 program implementation information. Company shall provide education and outreach materials in English and Spanish languages. Additionally, Company shall design and create a full-sized, bilingual poster using

graphics to promote organics diversion awareness and SB 1383 program requirements. The posters shall be made available to commercial businesses to use at commercial sites near set-out locations. Company shall also provide up to 20 posters for use at City facilities. Additionally, Company shall provide copies of welcome outreach package materials and outreach newsletters with SB 1383 information to City Hall for use at City customer service counters.

- c) Compliance Review. Company shall conduct a review of all Commercial businesses that generate 2 cubic yards or more per week of Solid Waste on a quarterly basis that results in all routes being reviewed annually pursuant to 14 CCR Section 18984.5. Each quarter, Company will conduct a review of approximately one quarter of the total business accounts that generate 2 cubic yards a week or more of Solid Waste. Company shall visually inspect the contents of a reasonably representative number of Containers along each route.
- d) Physical Space and De Minimis Waivers. Company shall assist City in connection with Commercial Customer applications for Physical Space Waivers and De Minimis Quantity Waivers applied for in compliance with the SB 1383 Regulations and the Municipal Code. By no later than February 15, 2023, Company shall assist City with the development of the application form, application requirements and protocols, evaluation, and verification of the details in the Customer waiver applications and provide assistance with preparation of City's written determinations on Customer waiver applications. Such assistance shall include verification of waivers returned to Company and submittal of waivers to City for final review and/or approval.
- e) Edible Food Recovery.
 - 1. No later than February 1, 2023, Company shall identify all Commercial Customers that meet the definition of Tier One and Tier Two Commercial Edible Food Generators and provide a list of such Customers to City, which shall include: Customer name; service address; contact information; Tier One or Tier Two classification; and, type of business (as it relates to the Tier One and Tier Two Commercial Edible Food Generator definitions).
 - 2. Commencing February 1, 2023, and at least annually thereafter, Company shall cooperate with City and/or its consultants to conduct inspections of Tier One Commercial Edible Food Generators, Food Recovery Organizations, and Food Recovery Services to assess compliance with the requirements of 14 CCR Chapter 12 Article 10.
 - 3. At least annually, Company shall provide Commercial Edible Food Generators with the following information:

- i. Information about Company's and/or City's Edible Food Recovery program;
 - ii. Information about the Commercial Edible Food Generator requirements under 14 CCR Chapter 12 Article 10;
 - iii. Information about Food Recovery Organizations and Food Recovery Services operating within the City, and where a list of those Food Recovery Organizations and Food Recovery Services can be found; and,
 - iv. Information about actions that Commercial Edible Food Generators can take to prevent the creation of Food Waste.
 - 4. Company may provide the education information required by this section by including it with regularly scheduled notices, education materials, billing inserts, or other information disseminated to Commercial Businesses.
 - 5. Company shall cooperate with the implementation, expansion, or operation of Food Recovery efforts in the City, Food Recovery Organizations, and/or Food Recovery Services.
- f) Site Visits and Waste Assessments.
- 1. Company will include an outreach and technical assistance plan in the AB 341, AB 827, AB 1826, and SB 1383 Implementation Plan identifying the site visit schedule for which to send a Company representative to visit each Multi-Family and Commercial Generator's Premises for the purpose of assessing how much Source Separated Recyclable Materials and SSGCOW is being Disposed; assessing Source Separated Recyclable Materials and SSGCOW Collection service level needed to meet the requirements of SB 1383, and encouraging all Generators to establish Source Separated Recyclable Materials and SSGCOW Collection service beginning February 1, 2023, when mandatory service is required. Company shall also notify Customers of opportunities to reduce costs by enrolling in Source Separated Recyclable Materials and SSGCOW Collection service and reducing Gray/Black Container Waste/Mixed Waste Collection service. Company shall contact Multi-Family and Commercial Customers and provide site visits according to the City-approved schedule. Company will also provide a site visit to any Multi-Family and Commercial Generator that requests a site visit, even if it is ahead of schedule. Any internal Recycling programs or third-party Recycling programs that Company encounters while conducting Customer site visits shall be documented using a City-approved electronic reporting form and

provided in an electronic format such as a cloud-based file-sharing system that can be accessed by City or its representatives.

2. Beginning February 1, 2023, and annually thereafter, Company representative shall follow-up with Multi-Family and Commercial Generators who are required to participate in Source Separated Recyclable Materials and SSGCOW Collection service under Applicable Law, including but not limited to AB 341, AB 1826, and SB 1383. Company shall ensure that these Generators are participating in the Source Separated Recyclable Materials and SSGCOW Collection Service. If the Generator is not in compliance or not participating, the representative shall assist the Customers with selecting appropriate Containers and Container sizing, identifying acceptable Organic Waste collection services as set forth, and attempt to resolve any logistical barriers to providing Source Separated Recyclable Materials and SSGCOW Collection service.
3. Company shall provide ongoing, on-site training for Commercial Generators' staff, including, but not limited to: management, kitchen staff, service employees, and janitorial staff; and Multi-Family Customers' staff, including but not limited to: the property manager, janitorial staff, maintenance, and any other on-site staff members or contractors that handle discarded materials processes.
4. For each on-site waste assessment conducted by Company, Company shall include documentation of the items listed below. City reserves the right to request Company's documentation of additional information and shall authorize the format for required information.
 - i. Pictures of material in all Containers
 - ii. Characteristics of the property, business, and Generator type
 - iii. Written recommendations for the appropriate service Level for each material type
 - iv. Provision of outreach and education materials appropriate to the Generator type
 - v. Determination of signage placement
 - vi. Determination of any on-going training needs
 - vii. Determination of any access needs

- viii. Documentation of any special service needs, (such as, but not limited to, seasonal, automated on-call compactor, etc.)
- ix. Documentation of records of communications with the Generator

4.26 Auto-Enrollment of Residential, Commercial, and Multi-Family Customers in Source Separated Refuse, Recycling, and Organic Waste Collection Services

Consistent with Applicable Law, City shall require the owner of each Commercial Premises and Multiple Unit Dwelling in the City, where Refuse, Recycling, Household Hazardous Waste or Infectious Waste is produced, to subscribe to the Refuse, Recycling and Organics collection service provided for in this Agreement and applicable provisions of the Compton Municipal Code, Company shall provide the services to all Premises specified in this Agreement at the rates specified in Exhibit A. City directs that Company automatically enroll any new or unsubscribed Residential, Commercial and Multiple Dwelling Customers in Refuse, Recycling and Organics collection services pursuant to applicable provisions of the Municipal Code. The work to be done by Company pursuant to this Agreement shall include the furnishing of all supervision, labor, materials, tools, equipment, expertise and any other items necessary to perform the services in the City described herein. Such work shall be accomplished in a thorough and workmanlike manner. Company shall not litter any Premises or public property when making collections.

SECTION 4. Article 5 “Other Services” is hereby amended by repealing and restating Section 5.1.1 in its entirety and adding new Sections 5.5, 5.6, 5.7, and 5.8 to read, respectively, as follows:

5.1.1 Monthly Billings and Payment -Residential and Commercial Customers

City shall Bill Single-Family Residential Customers and Multi-Family Customers without Bin service. Effective July 1, 2023, City shall commence billing such Customers annually for services provided monthly by placing all such accounts on the County’s secured Tax Roll for collection. City shall take all required steps prior to July 1, 2023 to ensure all Residential and Multi Family accounts are placed on the County’s secured tax roll for billing the services pursuant to this Agreement. City’s arrangement for and securing tax roll Billings shall not give rise to any inference of a joint venture or partnership with Company. Notwithstanding the July 1, 2023 effective date of commencement of Residential and Multi Family billing on the County’s secured tax roll, any amounts remaining due to Company for services rendered prior to and including June 30, 2023 shall be and remain the responsibility of City to pay to Company. City shall pay such amounts due to Company, and thereafter take all steps necessary or convenient to City to place any and all delinquent Residential and Multi Family accounts on the County’s 2023-24 tax roll for collection as a delinquent account.

City shall remit to Company payment for services rendered to Residential Customers within 35 days of each month end closing.

Company shall pay to City the Franchise Fee in accordance with section 3.1.1 above. City shall withhold from revenues payable by City to Company an Administrative Fee to the City as required by section 3.1.2 of this Agreement. This amount shall be increased on the same schedule as authorized by Section 6.2, Schedule of Future CPI Adjustments, of this agreement.

Commencing on August 1, 2019 or September 1, 2019, at the direction of the City Manager provided Company has provided three advance notices by mail to affected Customers of the new Billing arrangement, Company shall commence Billing all other Customers, with Multi-Family Residential Customers Billed monthly or quarterly, no sooner than the first day of the month or quarter for which services are being Billed, and Commercial Customers Billed monthly, no sooner than the first day of the month for which services are being Billed. Payment will not be considered delinquent if received on or before 30 days after Billing. Upon a payment becoming delinquent, Company shall notify the Customer that the invoice is overdue and that non-payment will result in further collection action. Amounts Billed by Company shall not exceed the rates set forth in the Rate Schedule. Prior to the transition of Billing to Company, City shall Bill all Customers and remit revenues to Company pursuant to the preceding paragraphs.

Bills to Residential Customers shall be for all classifications of services and will show the aggregate amount, unless otherwise specified by City.

The City shall directly and separately bill Customers for those miscellaneous services and items (i.e., non-monthly services) that Company provides upon Customer request, and will remit payment to Company for such services and items within 35 days of the following month end closing.

5.5 SB 1383 Contamination Monitoring and Enforcement.

- a) Company shall institute a contamination minimization program which will include:
 - 1. Route Reviews/Container Inspections: Carts shall be randomly selected and inspected along each route on a periodic basis in accordance with section 5.7 below;
 - 2. Notifications to Customers: Cart tags will be issued to inform Customers of proper material separation requirements and observed contamination;
 - 3. Contamination Fee: A Contamination Fee will be charged to Residential and Commercial Customers with contaminated carts or dumpsters identified through routine periodic monitoring in accordance with section 5.7 below.

- b) Inspection Program. Company shall implement a container inspection program in compliance with the requirements of SB 1383. Company shall perform contamination inspections with Company's personnel on Collection vehicles, and periodic route reviews. Collection vehicle personnel may conduct contamination inspections lifting the Container lid and observing the contents. Additionally, route reviews will be conducted by a dedicated Recycling Coordinator and a dedicated Route Auditor who will perform contamination monitoring, lifting Container lids and observing Container contents for evidence of contamination.
- c) Record Keeping. The driver or other Company representative shall record each event of identification of Prohibited Container Contaminants in a written log, the on-board computer system, or a cloud-based reporting software including date, time, Customer's address, type of Container (Blue, Green, or Gray or Black Container); and maintain photographic evidence, if required. Company shall submit this record to Company's Customer service department, and Company's Customer service department shall update the Customer's account record to note the event, if the documentation of the on-board computer system did not automatically update the Customer's account record.
- d) Identification of Excluded Waste. If Company's personnel observe Excluded Waste in an uncollected Container, Company's personnel shall record that observation and immediately inform their route supervisor. The route supervisor shall investigate and initiate applicable action within one (1) Business Day or sooner if the Hazardous Waste may cause immediate danger.
- e) Courtesy Pick-Up Notices. Upon identification of Prohibited Container Contaminants in a Customer's Container, Company shall provide the Customer with a courtesy pick-up notice. The courtesy pick-up notification shall: (i) inform the Customer of the observed presence of Contaminants; (ii) include the date and time the Prohibited Container Contaminants were observed; (iii) include information on the Customer's requirement to properly separate materials into the appropriate Containers, and the accepted and prohibited materials for Containers; (iv) inform the Customer of the courtesy pick-up of the contaminated materials on this occasion with information that on any subsequent instances, Company may assess Contamination fees. Company shall collect the contaminated Container contents for transport to the appropriate Approved/Designated Facility for Disposal/ Processing.
- f) Notice of Assessment of Contamination Fees. On the third issuance of a courtesy notice as set forth in section (e) above, Company may impose a contamination fee. Company shall leave a contamination fee notice attached to or adhered to the Generators' contaminated Containers; at the Premises' door or gate; or, may deliver the notice by mail, e-mail or text message. The

contamination fee notice shall describe the specific material(s) of issue, explain how to correct future set outs, and indicate that the Customer will be charged a contamination fee on its next bill.

5.6 On-going Contamination Monitoring by Route Personnel

Company shall assist on an on-going basis in minimizing contamination by helping to educate Customers on acceptable and non-acceptable materials through ongoing education and outreach efforts and through on-going monitoring of the contents of Collection Containers. Company shall provide education and outreach materials in English and Spanish languages. The on-going Container monitoring shall be performed by Company using the method described in Section 5.09.

5.7 Prescribed Contamination Monitoring

Company will implement Physical Container Inspections to comply with the requirements of this Section.

- a) Methodology and Frequency. Commencing on or after February 1, 2023, Company shall, at its sole expense, conduct hauler route reviews for Prohibited Container Contaminants in Containers in a manner that is deemed safe by Company; is approved by City; and is conducted in a manner that results in all hauler routes being reviewed annually or more frequently. Company shall conduct hauler route reviews that include inspection of the contents of Blue, Green, and Gray/Black Containers for Prohibited Container Contaminants in a manner that a minimum of five percent (5%) of accounts on each and every hauler route are randomly inspected annually. Company shall develop a hauler route review methodology to accomplish the above Container inspection requirements and such methodology shall comply with the requirements of 14 CCR Section 18984.5(b).
- b) Noticing of Generators with Contamination, and Disposal of Materials. Upon finding Prohibited Container Contaminants in a Container, Company shall follow the contamination noticing procedures and contaminated Container handling protocols set forth in Section 5.07.

5.8 Inspection and Enforcement

- a) Annual Compliance Reviews.
 - 1. General. Company shall perform compliance reviews described in this Section commencing February 1, 2023 and at least annually thereafter, unless otherwise noted.
 - 2. Commercial Generator Compliance Reviews. Company shall complete a compliance review of all Multi-Family and Commercial Customers that generate two (2) cubic yards or more per week of

Solid Waste, including Organic Waste to determine their compliance with: (i) Generator requirements under the City's Collection program; and, (ii) if applicable for the Generator, Self-Hauling requirements per 14 CCR Section 18988.3 and Section 21-1.7(b) of the Compton Municipal Code, including whether a Commercial Business is complying through Self-hauling of SSBCOW and SSGCOW. The compliance review shall mean a "desktop" review of records to determine Customers' compliance with the above requirements and does not necessarily require on-site observation of service; however, City may request that Company perform an on-site observation of service in addition to or in lieu of the desk review if needed to obtain the required information.

3. Annual Hauler Route Review. Beginning January 1, 2023, and annually thereafter, Company shall conduct annual hauler route reviews of Commercial, Multi-Family, and Single-Family Generators for compliance with City's Organic Waste collection program and Container contamination monitoring. These hauler route reviews may be performed concurrently with the contamination monitoring hauler route reviews, provided that Company documents a reasonable sampling of Generators for which compliance with City's Organic Waste collection program during the hauler route review was assessed.
4. Food Recovery Compliance Reviews. Commencing January 1, 2023, and at least annually thereafter, Company shall conduct inspections of Tier One Commercial Edible Food Generators, Food Recovery Organizations, and Food Recovery Services to assess compliance with the requirements of 14 CCR Chapter 12 Article 10.
- b) Generator Waiver Inspections. Company shall verify Commercial Generator de minimis and physical space constraint waivers, if applicable, at least once per calendar year from the date of issuance of the waiver.
- c) Compliance Review Process.
 1. Number of Reviews. Commencing January 1, 2023, Company shall conduct a sufficient number of compliance reviews, hauler route reviews, and inspections of entities on a calendar year basis to adequately determine the entities' overall compliance with SB 1383, AB 1826, AB 341, and Chapter 21 of the Compton Municipal Code. City reserves the right to require additional inspections, if City determines that the amount of inspections conducted by Company is insufficient. City may require Company to prioritize inspections of entities that City determines are more likely to be out of compliance

2. Non-Compliant Entities. From January 1, 2023, through December 31, 2032, when compliance reviews are performed by Company, Company shall provide educational materials in response to violations. Company shall provide these educational materials to the non-compliant Customers and Generators within five (5) working days of determination of non-compliance or immediately upon determination of non-compliance if such non-compliance is determined during an inspection or hauler route review. Company shall document the non-compliant Customers and Generators and the date and type of education materials provided and report such information to City.
3. Documentation of Inspection Actions. Company shall generate a written and/or electronic record and maintain documentation for each inspection, hauler route review, and compliance review conducted.

SECTION 5. Article 6 “Company Compensation And Rates” is hereby amended by adding new Section 6.1.1 and 6.1.2 and repealing and restating Section 6.2 in its entirety to read, respectively as follows:

6.1.1 New residential, multi-family and commercial refuse, recycling and organics service rates.

City approves new agreed upon service rates (effective January 1, 2023) per Exhibit 1. Rate Schedule.

6.1.2 Bundled Service Rates.

Commercial/multi-family customers shall be subscribed to a bundled rate for services, including organics collection services, with the following service levels included in the bundled rate:

- Any size MSW container/frequency
- 1 x 96-gallon recycle 1 x per week
- 1 x 64-gallon organics 1 x per week

Any additional quantities of carts and/or frequencies will have an additional standalone rate above the default bundled rate

Any customer with recycling and/or organics bin service will also be subject to a bundled rate for the basic collection services, with an incremental charge or rate applying to additional containers and/or increased levels of service above the default bundled rate.

6.2 Schedule of Future CPI Adjustments.

If Company is fully and timely satisfying its Performance Obligations on each following July 1st, except for July 1, 2023:

Effective July 1, 2020 and each July 1st thereafter during the Term except for July 1, 2023, including any extended Term, Company shall be entitled to an adjustment of maximum rates set forth in Exhibit 1 for changes in the Consumer Price Index for All Urban Consumers, Water, Sewer and Trash (WST) collection services, Series ID #CUSR0000SEI-IG ("CPI") for the twelve month period ending in April prior to the July 1 rate increase date in an amount not to exceed five percent (5.0%). Prior to each June 1st, beginning June 1, 2020 during the Term except for July 1, 2023, including any extended Term, Company shall submit rate increase data necessary to support the CPI adjustment to the maximum rates set forth in Exhibit 1 to the City Manager in person or via email or certified mail. The City Manager shall review the rate adjustment data submitted by Company, and the City Manager shall authorize the CPI rate adjustment in accordance with this section and Exhibit 1 if the CPI information submitted is determined accurate. Rate adjustments shall be effective July 1st of each year. Company shall provide notice of any CPI adjustment in its regular Billing statements not less than 30 days prior to the effective date of the adjustment.

6.2.1 Proposition 218 Remedy.

In the event that any rate adjustments provided for in section 6.1 or which may be requested as set forth in Section 6.3 below are not implemented by City solely by reason of a 50% protest lawfully lodged with City in accordance with the requirements of Proposition 218, Company may, in its sole discretion, either: 1) accept that the rates will remain at the rates in effect prior to the scheduled adjustment or the requested rate increase, or 2) request in writing that the City negotiate in good faith regarding reductions in programs, services, or fees under this Agreement to accommodate any materially adverse financial impact on Contractor's ability to provide any Collection Services under the Agreement that has been caused by the failure to approve the adjustment. If the City fails to commence negotiations in good faith or good faith negotiations are not completed within forty-five (45) days of Contractor's request, Contractor may terminate this Agreement upon six (6) months written notice to the City.

SECTION 6. Exhibit 1 “Rate Schedule” is hereby deleted in its entirety and replaced with a revised Exhibit 1, Rate Schedule, attached hereto and incorporated by this reference as though fully set forth herein.

SECTION 7. Article 8 “Records, Reports and Information Requirements” is hereby amended by the addition thereto of new Sections 8.3.1, 8.3.2, and 8.3.3 to read as follows:

8.3.1 SB 1383 Customer Compliance Enforcement Data

Company shall keep and maintain SB 1383 customer compliance enforcement records within a cloud-based system format, and City will be provided access credential to access the customer enforcement action data as may be required for purposes of CalRecycle requests made pursuant to 14 CCR 18995.2.

8.3.2 SB 1383 Customer Outreach Records

Company shall keep and maintain SB 1383 customer outreach records within a cloud-based system format, and City will be provided viewer access credentials to access the customer outreach data as may be required for purposes of CalRecycle requests made pursuant to 14 CCR 18988.4.

8.3.3 SB 1383 Data Reporting.

- a) Company shall assist City with SB 1383 initial CalRecycle compliance reporting by providing compliance data needed for City generated reports to CalRecycle in accordance with 14 CCR 18994.2.
- b) Company shall assist City with SB 1383 annual CalRecycle compliance reporting by providing compliance data needed for City-generated Annual compliance report to CalRecycle in accordance with 14 CCR 18994.2.

SECTION 8. Article 12 “Other Agreements of the Parties” is hereby amended by adding a new Section 12.16 to read as follows:

Company shall cooperate with City in Solid Waste disposal characterization studies and waste stream audits and shall implement measures adequate to achieve the diversion goals set forth in this Agreement utilizing the CalRecycle per capita disposal and goal measurement system, expressed as pounds per person per day. The emphasis will be on program implementation, actual recycling, and other diversion programs in lieu of estimated diversion percentages. During the Term of this Agreement, Company, at no expense to City, shall submit to City all relevant information and reports required to meet the reporting obligations imposed by CalRecycle under the Act, as amended. Company agrees to submit such reports and information by email or on computer discs, in a format acceptable to City at no additional charge, if requested by City. Company shall maintain adequate records, and corresponding documentation, of information required by this Agreement, such that Company is able to produce accurate monthly, quarterly and annual reports, and is able to provide records to verify such reports. Company will make these

records available and provide to City any record or documentation necessary for City to fulfill obligations under Applicable Law including, but not limited to, AB 939, AB 341, AB 1826, AB 901, SB 1383, and other current or future federal, State, or local regulations, as amended. Upon request by City, Company shall provide access to Company's requested records in a timely manner, not to exceed ten (10) Business Days from the time of City's request to Company.

SECTION 9. Interpretation

In the event of any conflict between this Second Amendment and the Franchise Agreement, this Second Amendment shall govern. Section headings in this Second Amendment are for convenience only and shall not be used in the interpretation of this Second Amendment. This Second Amendment may be executed in counterparts and/or by electronic signature (e.g. DocuSign). As used in this Second Amendment, "including" and its variants mean "including without limitation."

SECTION 10. Future Changes.

The Parties acknowledge that future changes to this Second Amendment or the Agreement may be desirable to assist the Parties with their respective compliance obligations under the SB 1383 Regulations or subsequent amendments thereto or interpretations thereof. The Parties agree to negotiate any such proposed changes in good faith. The foregoing shall not be deemed to limit either Party's rights or remedies under the Agreement.

SECTION 11. Continuing Effect of Agreement.

Except as amended by this Second Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Second Amendment to the Agreement.

SECTION 12. Affirmation of Agreement; Warranty Re Absence of Defaults.

City and Company each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each Party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each Party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation. Company represents and warrants to City that, as of the date of this Second Amendment, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the going of notice, or both, would constitute a material default under the Agreement. City represents and warrants to Company that, as of the date of this Second Amendment, Company is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

SECTION 13. Adequate Consideration.

The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

SECTION 14. Authority.

The persons executing this Second Amendment on behalf of the respective Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said Party, (iii) by so executing this Second Amendment, such Party is formally bound to the provisions of the Agreement as amended, and (iv) the entering into this Second Amendment does not violate any provision of any other agreement to which said Party is bound.

SECTION 15. Recitals Material.

The Parties agree that the Recitals above are material and are incorporated herein as part of this Second Amendment.

IN WITNESS WHEREOF, the Parties have executed this Agreement, as of the date first indicated above.

CITY

City of Compton,
a Municipal Corporation

By: [Signature]
Thomas Thomas, City Manager

COMPANY

Consolidated Disposal Service, LLC,
a Delaware limited liability company

By: TONYA GRIFFIN, GENERAL MANAGER
[PRINTED NAME]
[TITLE]

By: [Signature], GENERAL MANAGER
[NAME]
[TITLE]

ATTEST:

By: [Signature]
Alita Godwin, City Clerk



APPROVED AS TO FORM:

By: Eric J Perrodin
Eric Perrodin, City Attorney

APPROVED AS TO FORM:

By: [Signature]
Counsel for Company

CITY OF COMPTON BUSINESS LICENSE CERTIFICATE			
BUSINESS LICENSE DIVISION ~ 205 S. WILLOWBROOK AVE, COMPTON, CA 90220 ~ (310) 605-5508			
The below named license holder has paid a business license fee to engage in, carry on or conduct a business trade, calling, profession, exhibition or occupation coded below until this certificate expires. Granting of this license does not entitle the license holder to operate or maintain a business license in violation of any other law or ordinance. In addition this license is not transferable to any other party, and no refunds will be issued for the license once a certificate has been issued.			
LICENSE NO:	BL15-003616	EXPIRATION DATE:	08/30/2023
BUSINESS:	CONSOLIDATED DISPOSAL SERVICE, LLC	ISSUE DATE:	07/28/2022
LOCATION:	14905 S SAN PEDRO ST	OWNERSHIP TYPE:	Other
OWNER NAME:	REPUBLIC SERVICES INC	CLASSIFICATION:	5621
MAILING ADDRESS:	14905 S SAN PEDRO ST GARDENA, CA 90248	DESCRIPTION:	SOLID WASTE & RECYCLING
RESTRICTIONS:			

CONSOLIDATED DISPOSAL SERVICE, LLC
14905 S SAN PEDRO ST
GARDENA, CA 90248



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 8

DATE (MM/DD/YYYY)
06/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CANNON COCHRAN MANAGEMENT SERVICES, INC. 17015 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85255	CONTACT NAME: PHONE (A/C No.Ext): FAX (A/C No.Ext): E-MAIL ADDRESS: certificateteam@ccmsl.com														
INSURED REPUBLIC SERVICES, INC. 18500 N. ALLIED WAY PHOENIX, AZ 85054	INSURER(S) AFFORDING COVERAGE <table border="1"><thead><tr><th>INSURER</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: ACE American Insurance Co.</td><td>22667</td></tr><tr><td>INSURER B: Indemnity Insurance Co. of North America</td><td>43575</td></tr><tr><td>INSURER C: ACE Fire Underwriters Insurance Co.</td><td>20702</td></tr><tr><td>INSURER D: Illinois Union Insurance Company</td><td>27960</td></tr><tr><td>INSURER E: ACE Property & Casualty Insurance Company</td><td>20699</td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER	NAIC #	INSURER A: ACE American Insurance Co.	22667	INSURER B: Indemnity Insurance Co. of North America	43575	INSURER C: ACE Fire Underwriters Insurance Co.	20702	INSURER D: Illinois Union Insurance Company	27960	INSURER E: ACE Property & Casualty Insurance Company	20699	INSURER F:	
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INSURER F:															

COVERAGES**CERTIFICATE NUMBER: 2132142****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS												
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:			HDO G47331067	06/30/2022	06/30/2023	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 5,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 5,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td></td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 5,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 15,000,000</td></tr><tr><td>PRODUCTS -COMP/OP AGG</td><td>\$ 15,000,000</td></tr></table>	EACH OCCURRENCE	\$ 5,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 5,000,000	MED EXP (Any one person)		PERSONAL & ADV INJURY	\$ 5,000,000	GENERAL AGGREGATE	\$ 15,000,000	PRODUCTS -COMP/OP AGG	\$ 15,000,000
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PRODUCTS -COMP/OP AGG	\$ 15,000,000																		
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ☒ SCHEDULED AUTOS ONLY ☒ HIRED AUTOS ☒ NON-OWNED AUTOS ONLY			ISA H1073261A	06/30/2022	06/30/2023	<table border="1"><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 10,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td></td></tr><tr><td>BODILY INJURY (Per accident)</td><td></td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td></td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 10,000,000	BODILY INJURY (Per person)		BODILY INJURY (Per accident)		PROPERTY DAMAGE (Per accident)					
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BODILY INJURY (Per accident)																			
PROPERTY DAMAGE (Per accident)																			
E	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			G46782148 006	06/30/2022	06/30/2023	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 10,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 10,000,000</td></tr></table>	EACH OCCURRENCE	\$ 10,000,000	AGGREGATE	\$ 10,000,000								
EACH OCCURRENCE	\$ 10,000,000																		
AGGREGATE	\$ 10,000,000																		
B A C A D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below ☒ Contractor's Pollution Liability:	Y/N ☒ N	N/A	WLR C50702145 - AOS WLR C5070192A - MA/OR SCF C50702182 - WI WCU C50702273 - OH XS TNS C88991171 - TX NS/XS	06/30/2022 06/30/2022 06/30/2022 06/30/2022 06/30/2022	06/30/2023 06/30/2023 06/30/2023 06/30/2023 06/30/2023	<table border="1"><tr><td>☒ PER STATUTE ☐ OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 3,000,000</td></tr><tr><td>E.L. DISEASE -EA EMPLOYEE</td><td>\$ 3,000,000</td></tr><tr><td>E.L. DISEASE -POLICY LIMIT</td><td>\$ 3,000,000</td></tr></table>	☒ PER STATUTE ☐ OTHER		E.L. EACH ACCIDENT	\$ 3,000,000	E.L. DISEASE -EA EMPLOYEE	\$ 3,000,000	E.L. DISEASE -POLICY LIMIT	\$ 3,000,000				
☒ PER STATUTE ☐ OTHER																			
E.L. EACH ACCIDENT	\$ 3,000,000																		
E.L. DISEASE -EA EMPLOYEE	\$ 3,000,000																		
E.L. DISEASE -POLICY LIMIT	\$ 3,000,000																		
X	Contractor's Pollution Liability:			See Page 2 for details	06/30/2022	06/30/2023													

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Division Number: 3893 - Named Insured Includes: Consolidated Disposal Service, L.L.C. - Dba: Republic Services of Southern California - Allied Waste Services - American Waste

CERTIFICATE HOLDER

CITY OF COMPTON
205 S. WILLOWBROK AVENUE
COMPTON, CA 90220
United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

Page 2 of 8

AGENCY		NAMED INSURED	
POLICY NUMBER See First Page		REPUBLIC SERVICES, INC. 18500 N. ALLIED WAY PHOENIX, AZ 85054	
CARRIER See First Page	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

CERTIFICATE NUMBER: 2132142

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

The following provisions apply when required by written contract. As used below, the term certificate holder also includes any person or organization that the insured has become obligated to include as a result of an executed contract or agreement.

GENERAL LIABILITY:

Certificate holder is Additional Insured including on-going and completed operations when required by written contract.

Coverage is primary and non-contributory when required by written contract.

Waiver of Subrogation in favor of the certificate holder is included when required by written contract.

AUTO LIABILITY:

Certificate holder is Additional Insured when required by written contract.

Coverage is primary and non-contributory when required by written contract.

Waiver of Subrogation in favor of the certificate holder is included when required by written contract.

WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Waiver of Subrogation in favor of the certificate holder is included when required by written contract where allowed by state law.

Stop gap coverage for ND and WA is covered under policy no. WLR C50702145 and stop gap coverage for OH is covered under policy no. WCU C50702273, as noted on page 1 of this certificate.

TEXAS EXCESS INDEMNITY AND EMPLOYERS LIABILITY:

Insured is a registered non-subscriber to the Texas Workers Compensation Act. Insured has filed an approved Indemnity Plan with the Texas Department of Insurance which offers an alternative in benefits to employees rather than the traditional Workers Compensation Insurance in Texas. The excess policy (#TNS C68991171) shown on this certificate provides excess Indemnity and Employers Liability coverage for the approved Indemnity Plan.

Contractual Liability is included in the General Liability and Automobile Liability coverage forms. The General Liability and Automobile Liability policies do not contain endorsements excluding Contractual Liability.

Separation of Insured (Cross Liability) coverage is provided to the Additional Insured, when required by written contract, per the Conditions of the Commercial General Liability Coverage form and the Automobile Liability Coverage form.

Umbrella/Excess Liability provides additional limits over the General Liability, Automobile Liability and Employer's Liability policies shown on this certificate.

Insurer Affording Pollution Coverage - Tokio Marine Specialty Insurance Co. (NAIC # 23850) Policy No. PPK2432402

Contracting Operations Environmental Liability - \$10,000,000 Per Contamination Incident

Professional Liability - \$10,000,000 Per Incident

Policy aggregate \$10,000,000

Additional Insured includes: City of Compton, its elective and appointive boards, commissions, officials, employees, agents, and volunteers as respects: liability arising out of activities performed by or on behalf of Company; products and completed operations of Company; Premises owned, leased or used by Company; or vehicles owned, leased, hired or borrowed by Company, when required by written contract.

POLICY NUMBER: HDO G47331067

Endorsement Number: 12¹COMMERCIAL GENERAL LIABILITY
CG 20 10 07 04**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Any Owner, Lessee or Contractor whom you have agreed to include as an additional insured under a written contract requiring CG2010 (0704), provided such contract was executed prior to the date of loss	All locations where you are performing operations for such additional insured pursuant to any such written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

POLICY NUMBER: HDO G47331067

Endorsement Number: 17

**COMMERCIAL GENERAL LIABILITY
CG 20 37 07 04****THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Any Owner, Lessee or Contractor whom you have agreed to include as an additional insured under a written contract requiring CG2037 (0704), provided such contract was executed prior to the date of loss.	All locations where you are performing work for such additional insured pursuant to any such written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

NOTICE TO OTHERS ENDORSEMENT - NOTICE BY INSURED'S REPRESENTATIVE

Named Insured Republic Services, Inc.			Endorsement Number 33
Policy Symbol HDO	Policy Number G47331067	Policy Period 06/30/2022 TO 06/30/2023	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

- A. If we cancel, non-renew, or materially change the Policy prior to its expiration date by notice to the first Named Insured for any reason other than nonpayment of premium, we will, as set out in this endorsement, send written notice of such cancellation, non-renewal or material change, to the first Named Insured and will allow its representative to send such notice to all persons or organizations that the first Named Insured has contractually agreed to provide such notice.
- B. The notice referenced in this endorsement as provided by your representative is intended only to be a courtesy notification. The failure to provide advance notification of cancellation, non-renewal, or material change will impose no obligation or liability of any kind upon us, our agents or representatives, will not extend any Policy cancellation date and will not negate any cancellation, non-renewal or material change of the Policy.
- C. We will only be responsible for sending such notice to the first Named Insured who will notify its representative, and its representative will, in turn, send all applicable persons or organizations notice of cancellation, non-renewal, or material change at least 30 days prior to the applicable event date
- D. This endorsement does not apply in the event that the first Named Insured cancels the Policy.

All other terms and conditions of the Policy remain unchanged.

NON-CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSURED

Named Insured Republic Services, Inc.			Endorsement Number 28
Policy Symbol HDO	Policy Number G47331067	Policy Period 06/30/2022 to 06/30/2023	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**COMMERCIAL GENERAL LIABILITY COVERAGE****Schedule****Organization**

Any additional insured with whom you have agreed to provide such non-contributory insurance, pursuant to and as required under a written contract executed prior to the date of loss.

Additional Insured Endorsement

Endorsement: CG2026;
CG2010; CG2037

(If no information is filled in, the schedule shall read: "All persons or entities added as additional insureds through an endorsement with the term "Additional Insured" in the title)

For organizations that are listed in the Schedule above that are also an Additional Insured under an endorsement attached to this policy, the following is added to Section IV.4.a:

If other insurance is available to an insured we cover under any of the endorsements listed or described above (the "Additional Insured") for a loss we cover under this policy, this insurance will apply to such loss on a primary basis and we will not seek contribution from the other insurance available to the Additional Insured.

Policy Number: HDO G47331067
Endorsement Number: LAU - 4

COMMERCIAL GENERAL LIABILITY
CG 24 04 05 09

NOTICE: THESE POLICY FORMS AND THE APPLICABLE RATES ARE EXEMPT FROM THE FILING REQUIREMENTS OF THE NEW YORK INSURANCE LAW AND REGULATIONS. HOWEVER, THE FORMS AND RATES MUST MEET THE MINIMUM STANDARDS OF THE NEW YORK INSURANCE LAW AND REGULATIONS.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:	Any person or organization against whom you have agreed to waive your right of recovery in a written contract requiring CG2404 (05/09), provided such contract was executed prior to the date of loss.
--	--

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of
Rights Of Recovery Against Others To Us of
Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

Workers' Compensation and Employers' Liability Policy

Named Insured REPUBLIC SERVICES, INC. 18500 N. ALLIED WAY PHOENIX AZ 85054	Endorsement Number
Policy Period 06-30-2022 TO 06-30-2023	Policy Number Symbol: WLR Number: C50702145 Effective Date of Endorsement 06-30-2022
Issued By (Name of Insurance Company) INDEMNITY INS. CO. OF NORTH AMERICA	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.	

CALIFORNIA WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because California is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule, where you are required by a written contract to obtain this waiver from us.

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

Schedule

1. ☐ Specific Waiver
 Name of person or organization:

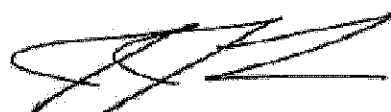
- ☒ Blanket Waiver
 Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:
ALL OPERATIONS CONDUCTED BY AN INSURED PURSUANT TO SUCH WRITTEN CONTRACT

3. Premium:

The premium charge for this endorsement shall be 1.0 percent of the California premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Minimum Premium: \$0



Authorized Representative

RESOLUTION NO. 25,751

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ADOPT A SECOND AMENDMENT TO THE CITY'S EXISTING AGREEMENT FOR INTEGRATED SOLID WASTE MANAGEMENT SERVICES TO ADOPT SB1383 IMPLEMENTATION

WHEREAS, Senate Bill (SB) 1383 is bringing about significant changes in the way residents, businesses, and the City will handle their waste and recyclables, especially organics (including food waste). This will result in a significant change in scope from the current franchise agreement to incorporate new services and programs in order to comply with SB1383; and

WHEREAS, the City's solid waste program goals are to provide safe, reliable solid waste collection service at a reasonable cost to residents, businesses and to comply with the State's regulatory requirements and waste diversion mandates; and

WHEREAS, the City has an agreement with Consolidated Disposal Service, LLC, a wholly owned subsidiary of Republic Services, Inc. (Republic) to provide exclusive solid waste, recyclables and green waste collection services to single-family, multi-family and commercial customers; and

WHEREAS, the current franchise agreement for the collection, transportation and disposal of solid waste recyclables and green waste is set to expire on December 31, 2022; and

WHEREAS, as of November 1, 2022, City Council approved Ordinance #2348 by adding Subchapter 21-3 (Mandatory Organic Waste Disposal Reduction) to Chapter 21 (Integrated Waste Management) of the City of Compton Municipal Code and making a determination of exemption under CEQA. The ordinance was developed to incorporate the relevant requirements of SB1383 Regulations into the City's integrated waste management code; and

WHEREAS, effective January 1, 2022, SB 1383 regulations went into effect, which mandates that the state of California reduce organic waste by 75%, and recover 20% of edible food by January 2025. The state mandate is an unfunded cost to the City which requires to adopt enforceable organic waste collection service, which will allow food waste to be collected in residential green waste containers. Consequently, green waste and food waste will no longer be allowed to be disposed of in the landfill. The process to divert green waste and food waste is subjected to mandatory processing causing the jurisdiction a significant increase in cost to handle the material; and

WHEREAS, SB 1383 mandates waste haulers to undertake new measures to reduce contamination, educate waste generators, procure recycled products with organics content, track and report on recycling participation, and assist local jurisdictions with enforcement of the State's recycling requirements; and

WHEREAS, in order to establish full implementation of SB 1383 Regulations, and comply with State mandate staff recommends the approval of the Second Amendment to the Franchise Agreement with Consolidated Disposal Service, LLC, a wholly owned subsidiary of Republic Services, Inc. (Republic); and

WHEREAS, as part of the Second Amendment to the Franchise Agreement and compliant with SB1383, Republic Services will provide a source separated 3-container collection system for both residents and businesses; in addition to commercial food waste only separated containers. Republic Services will provide a full-time dedicated Compliance Monitor and other part-time staff assigned specifically to the City of Compton who will oversee the contamination monitoring, annual route reviews, waiver verification process, compliance/program enrollment monitoring, onsite customer training and education and in-field reporting efforts. Additionally, Republic will provide a start-up education campaign informing residents and businesses about changes to their collection services and compliance with SB 1383, ongoing annual outreach and education efforts for all City residents and businesses; and an edible food recovery program, which includes education and data collection; and

1 **WHEREAS**, City staff sent a Notice consistent with the provisions of Proposition
2 218 and Government Code Section 53755 to all recorded owners within the City at the
3 addresses as they appear on the latest equalized assessment roll and published notice
4 in the Compton Bulletin as required.

5 **WHEREAS**, the City Council finds that the foregoing actions are exempt from the
6 California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines
7 Sections 15061(b)(3) and 15308 on the grounds that it can be seen with certainty that the
8 enhanced solid waste regulations will not have a significant effect on the environment and
9 that the new requirements, which strengthen requirements for the handling of solid waste,
10 represent actions by a regulatory agency (the City) for the protection of the environment.

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

13 **Section 1.** That each of the above recitals is true and correct and is adopted by
14 the City Council.

15 **Section 2.** That the City Manager is hereby authorized to enter into a second
16 amendment to the contract Consolidated Disposal Service, LLC, a wholly owned
17 subsidiary of Republic Services, Inc. in order to comply with the requirements of SB 1383
18 and provide continued trash service to the City.

19 **Section 3.** That the City Clerk is hereby authorized and directed to publish this
20 Resolution at least once within 15 days of its passage in the official newspaper, and to
21 provide such other notice of the public hearing and the Report in the time and manner
22 required by law.

23 **ADOPTED** this 22ND day of NOVEMBER, 2022

24 
25 **MAYOR OF THE CITY OF COMPTON**

26 **ATTEST:**

27 
28 **CITY CLERK OF THE CITY OF COMPTON**

29 **STATE OF CALIFORNIA**
30 **COUNTY OF LOS ANGELES) ss**
31 **CITY OF COMPTON)**

32 I, Alita L. Godwin, City Clerk of the City of Compton, do hereby certify that the
foregoing resolution was adopted by the City Council, signed by the Mayor, and attested
by the City Clerk at the regular meeting thereof held on the 22ND day of NOVEMBER, 2022.

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

AYES: Council Members- DUHART, DARDEN, SHARIFF
NOES: Council Members- SPICER
ABSENT: Council Members- NONE
ABSTAIN: Council Members- BOWDEN


CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. 25,752

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
APPROVING THE SOLID WASTE AND RECYCLING SERVICE RATE
INCREASE AND MAKING A FINDING THAT THE FOREGOING ACTIONS ARE
EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

WHEREAS, in accordance with SB 1383 Regulations, which went into effect January 1, 2022, the City must require residents and businesses to separate organic waste from other trash to be managed at a facility other than a landfill. In order to accomplish this, all property owners, residents and businesses will be required to enroll in collection services for trash, recycling, and organic waste; and

WHEREAS, Chapter XXI of the Compton Municipal Code (Integrated Waste Management) ("Chapter XXI") establishes standards for the collection, transportation, recycling, processing and disposal of solid waste ("services") and provides for the awarding of franchise agreements and the levy of charges for such services; and

WHEREAS, pursuant to Section 1501 of the Compton City Charter, California Public Resources Code Sections 40059(a)(2), 49300, and 49500-49524, and Section 21-1.3 of the Compton Municipal Code, the City and Consolidated Disposal Service, LLC, a wholly owned subsidiary of Republic Services, Inc. ("Republic") entered into a 90-day Extension Agreement. The First Amendment to the Amended and Restated Agreement for Solid Waste and Recyclables Materials Handling Services was made and entered into effective October 1, 2022 through December 31, 2022; and

WHEREAS, on November 1, 2022, City Council approved Ordinance #2348 by adding Subchapter 21-3 (Mandatory Organic Waste Disposal Reduction) to Chapter 21 (Integrated Waste Management) of the City of Compton Municipal Code and making a finding of exemption under CEQA; and

WHEREAS, effective January 1, 2022, SB 1383 regulations went into effect, which mandates that the state of California reduce organic waste by 75%, and recover 20% of edible food by January 2025. The state mandate is an unfunded cost to the City which requires to adopt enforceable organic waste collection service, which will allow food waste to be collected in residential green waste containers. Consequently, green waste and food waste will no longer be allowed to be disposed of in the landfill. The process to divert green waste and food waste is subjected to mandatory processing causing the jurisdiction a significant increase in cost to handle the material; and

WHEREAS, SB 1383 mandates waste haulers to undertake new measures to reduce contamination, educate waste generators, procure recycled products with organics content, track and report on recycling participation, and assist local jurisdictions with enforcement of the State's recycling requirements; and

WHEREAS, Republic Services has proposed a compliant SB1383 program by providing a source separated 3-container collection system for both residents and businesses; in addition to commercial food waste only separated containers. Republic is proposing a full-time dedicated Compliance Monitor and other part-time staff that are assigned specifically to the City who will oversee the contamination monitoring, annual route reviews, waiver verification process, compliance/program enrollment monitoring, onsite customer training and education and in-field reporting efforts. Additionally, Republic is proposing to provide a start-up education campaign informing residents and businesses about changes to their collection services and compliance with SB 1383, ongoing annual outreach and education efforts for all City residents and businesses; and an edible food recovery program, which includes education and data collection; and

WHEREAS, the City Council and Republic desire to amend the Existing Agreement, including extending its term until December 31, 2027, as set forth in the proposed agreement with respect to the SB 1383 Regulations and other matters, including modifying the method to calculate rate increases for increased costs due to inflation; and

3
4 WHEREAS, City staff mailed and posted a notice consistent with the provisions of
5 Proposition 218 and Government Code Section 53755 to all recorded owners within the
6 City at the addresses as they appear on the latest equalized assessment roll.

7 WHEREAS, in order to compensate Republic for the cost of providing services, as
8 described above, Republic has also requested the City Council to approve rate increases
9 for all properties and the City Council will hold a public hearing on the proposed rate
10 increases in accordance with the requirements of Article XIII D of the California
11 Constitution and the Proposition 218 Omnibus Implementation Act (Government Code
12 Section 53750, *et seq.*); and

13 WHEREAS, at the public hearing, the City Council shall also consider
14 amendments to the Existing Agreement,

15 WHEREAS, the City Council finds that the foregoing actions are exempt from the
16 California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines
17 Sections 15061(b)(3) and 15308 on the grounds that it can be seen with certainty that the
18 enhanced solid waste regulations will not have a significant effect on the environment and
19 that the new requirements, which strengthen requirements for the handling of solid waste,
20 represent actions by a regulatory agency (the City) for the protection of the environment.

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

23 Section 1. That each of the above recitals is true and correct and is adopted by
24 the City Council.

25 Section 2. That the rate increase for solid waste hauling services in the City of
26 Compton as follows, with new miscellaneous rates provided in Attachment A, is hereby
27 adopted by the City Council in compliance with Proposition 218:

	RESIDENTIAL	COMMERCIAL (BIN SERVICE)*
Current Rate	\$26.85	\$231.31
Proposed Rate	\$27.66**	\$283.35**
Increase Amount	\$0.81	\$52.04

28 * Price for 1 3YD 1Xwk Refuse Service

29 ** Amount will automatically be increased July 1, 2024, July 1, 2025, July 1, 2026, and July
30 1, 2027 for the annual inflation adjustment, not to exceed 5% in any given year.

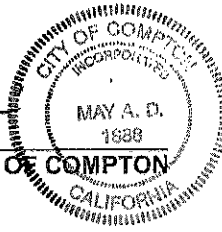
31 Section 3. That the City Clerk is hereby authorized and directed to publish this
32 Resolution at least once within 10 days of its passage in the official newspaper, and to
provide such other notice of the public hearing and the Report in the time and manner
required by law.

ADOPTED this 22ND day of NOVEMBER, 2022


MAYOR OF THE CITY OF COMPTON

1 RESOLUTION NO. 25,752
2 Page 3

3
4 ATTEST:

5 
6
7 CITY CLERK OF THE CITY OF COMPTON
8 

9 STATE OF CALIFORNIA)
10 COUNTY OF LOS ANGELES) ss
11 CITY OF COMPTON)

12 I, Alita L. Godwin, City Clerk of the City of Compton, do hereby certify that the
13 foregoing resolution was adopted by the City Council, signed by the Mayor, and attested
14 by the City Clerk at the regular meeting thereof held on the 22ND day of NOVEMBER,
2022.

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

16 AYES: Council Members- DUHART, BOWERS, DARDEN, SHARIF
17 NOES: Council Members- SPICER
18 ABSENT: Council Members- NONE
19 ABSTAIN: Council Members- NONE

20 
21 CITY CLERK OF THE CITY OF COMPTON
22 