



Compton Creek Mosquito Abatement District  
1224 South Santa Fe Ave. • Compton, CA 90221  
Tel. / Fax: (310) 933-5321 • [www.comptoncreekmad.org](http://www.comptoncreekmad.org)  
e-mail: [info@comptoncreekmad.org](mailto:info@comptoncreekmad.org) or [comptoncreekmad@earthlink.net](mailto:comptoncreekmad@earthlink.net)

**TRUSTEES:**

*President*

**Micah Ali**

*County of Los Angeles*

*Vice President*

**Janna Zurita**

*County of Los Angeles*

*Board Secretary*

**Margaret D. Comer**

*County of Los Angeles*

*Trustee*

**John Shelton**

*City of Long Beach*

*Trustee*

**Jonathan Bowers**

*City of Compton*

*General Manager*

**Mit hel R. Weinbaum**

**SPECIAL MEETING  
OF THE BOARD OF TRUSTEES OF THE  
COMPTON CREEK MOSQUITO ABATEMENT DISTRICT  
TO BE HELD AND HOSTED BY  
TELECONFERENCE AT THE FOLLOWING LOCATION:**

**COMPTON CREEK MOSQUITO ABATEMENT DISTRICT HEADQUARTERS  
1224 S. SANTA FE AVE. COMPTON, CA 90221**

**TELECONFERENCE TELEPHONE NUMBER – 1-(605) 475-4855  
ACCESS CODE NUMBER – 721557#**

**12:00 PM MONDAY SEPTEMBER 26, 2022**

**AGENDA**

Each item on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, payment of any bill, approval of any matter or action, or any other action. Items listed "For Information" or "For Discussion" may also be subject of an "action" taken by the Board at the same meeting.

**1. DETERMINATION OF A QUORUM**

**2. PLEDGE OF ALLEGIANCE**

**3. ADDITIONAL ITEMS TO THE AGENDA**

Determine the need to add items to the agenda. In order for the Board to add an item to the agenda, it must make a determination that: (a) the item came to the attention of the Board after posting the agenda; (b) that there is a need for immediate action to be taken by the Board. If these two tests are met, the Board may add an item in question to the agenda for consideration consistent with provisions of the Brown Act.

**4. PUBLIC COMMENTS**

*The District includes the communities of:*

**Compton, East Rancho Dominguez, Enterprise, Mona Park, North Long Beach,  
Rosewood, West Rancho Dominguez and Willowbrook**

**5. NEW BUSINESS**

**A. BOARD CONSIDERATION AND ACTION REGARDING RESOLUTION 13-2022, APPROVAL OF AGREEMENT FOR ANNEXATION SURVEYOR SERVICES.**

Staff Recommendation: Approve this Resolution. This Resolution explains the need for the District requiring surveyor services, how the notice requiring services were distributed and the cost for the surveyor selected.

**B. BOARD CONSIDERATION AND ACTION REGARDING RESOLUTION 14-2022, AUTHORIZING TRANSFER OF FUNDS FROM DISTRICT RESERVES TO ITS OPERATIONS ACCOUNT TO COVER COSTS FOR THE SURVEYOR CONTRACT.**

Staff Recommendation: Approve this Resolution, which will fund the District's contract for surveyor services.

**C. BOARD CONSIDERATION AND ACTION REGARDING RESOLUTION 15-2022, CREATING A NEW JOB DESCRIPTION, ASSISTANT TO THE GENERAL MANAGER AND TRANSFERRING FUNDS FROM DISTRICT RESERVES TO ITS OPERATING BUDGET TO COVER COSTS FOR THIS JOB POSITION.**

Staff Recommendation: Approve this Resolution which establishes a new job position and covers costs associated with the District's newly created job position.

**D. BOARD CONSIDERATION AND ACTION REGARDING RESOLUTION  
16-2022 ADOPTING EMPLOYMENT AND HEALTH BENEFITS  
ARRANGEMENTS.**

Staff Recommendation: Approve this resolution which defines employment wages and benefits for the Assistant to the General Manager, creates a pay scale for the General Manager and defines time parameters employees to receive Other Post Retirement Benefits.

**6. SET DATE FOR THE NEXT MEETING**

**7. ADJOURNMENT**

In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the Board meeting, please contact General Manager Mitchel R. Weinbaum at (310) 933-5321 for assistance to enable the District to make reasonable accommodations.

All public records relating to an item on this agenda are available for public inspection at the time the record is distributed to all, or a majority of all, members of the Board. Such records shall be available at the District office located at 1224 S. Santa Fe Ave. Compton, CA 90221

EXHAUSTION OF ADMINISTRATIVE REMEDIES – If you challenge a District action in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the District Manager at, or prior to, the public meeting. Any written correspondence delivered to the General Manager before the District’s final action on a matter will become a part of the administrative record.

MICAH ALI  
BOARD PRESIDENT

MARGARET COMER  
BOARD SECRETARY

**A RESOLUTION OF  
THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT  
APPROVING THE AGREEMENT FOR ANNEXATION SURVEYOR SERVICES**

**RESOLUTION 13-2022**

WHEREAS, the Compton Creek Mosquito Abatement District (the “District”) is in the Process of annexing 11 separate, adjacent territories to the District’s jurisdiction; and

WHEREAS, the annexation must be approved by the Local Agency Formation Commission for the County of Los Angeles (“LAFCO”) and

WHEREAS, LAFCO requires certain geographic descriptions, mapping and other Information that are prepared by a California licensed surveyor; and

WHEREAS, the District does not have a licensed surveyor on staff, and as such, the District must contact with a licensed surveyor consultant to conduct the surveying services Required for the 11 annexations; and

WHEREAS, pursuant to Government Code section 4526 and 50360, the District is Authorized to contract with a licensed surveyor consultant for surveying services, so long as the District engages in a fair and competitive rather than formal bidding; and

WHEREAS, from August 15, 2022, through August 29, 2022, the District posted on its Website a Request for Qualifications and Proposals (“RFQ/P”) and a proposed agreement Soliciting California licensed surveyors to submit and propose on conducting the annexation Surveying services; and

WHEREAS, the District directly sent the RFQ/P to three known surveyors (NV5, Psomas, And Cannon); and

WHEREAS, the District only received one proposal in an amount of \$32,886 (thirty-two thousand eight hundred and sixty-six dollars) from NV5, which is a qualified surveyor and whose proposal appears to be thorough and reasonable.

NOW, THEREFORE BE IT RESOLVED BY the Board of Trustees of the Compton Creek Mosquito Abatement District as follows:

The Board of Trustees of the Compton Creek Mosquito Abatement District directs the General Manager to enter into the Agreement for Independent Consultant/Professional Services By and Between the Compton Creek Mosquito Abatement District and NV5 in the amount of \$32,886 (thirty-two thousand, eight hundred sixty-six dollars:) for annexation surveyor services.

I, Margaret, the undersigned Secretary of the Board of Trustees of the Compton Creek Mosquito Abatement District, hereby certify that I am the Secretary of said Special District, and The foregoing is a full, true, and correct copy of the Resolution passed by the Board of Trustees Thereof at a meeting of said Board held on the day and at the place herein specified, and that And that said Resolution has never been revoked, rescinded, or set aside, and is now in full force and effect.

PASSED AND ADOPTED by the Board of Trustees of the Compton Creek Mosquito

Abatement District on September 12, 2022, by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

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Micah Ali, Board President

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Margaret Comer, Board Secretary

**A RESOLUTION OF  
THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT  
AUTHORIZING THE TRANSFER OF FUNDS FROM DISTRICT RESERVES  
TO THE DISTRICT’S OPERATIONS BUDGET TO COVER  
COSTS FOR THE DISTRICT’S ANNEXATION PROCESS**

**RESOLUTION 14-2022**

WHEREAS, the Compton Creek Mosquito Abatement District (the “District”) is an independent special district formed and governed pursuant to Health and Safety Code section 2000 et. Seq; and

WHEREAS, the jurisdiction and service areas of the District encompass the City of Compton, North Long Beach, and the unincorporated areas of East Rancho Dominguez, West Rancho Dominguez, Rosewood, Enterprise, Mona Park and Willowbrook of Los Angeles County; and

WHEREAS, the District is governed by a Board of Trustees representing the respective cities and the County of Los Angeles; and

WHEREAS, pursuant to Health and Safety Code section 2040, the District is authorized to take all necessary steps or proper action to control mosquitoes and other vectors within the District boundaries or in territory not in the District but so situated that mosquito and other vectors may disperse into the District; and

WHEREAS, pursuant to Health and Safety Code section 2040(d), the District is further authorized to take any and all actions necessary for or incidental to the District’s power to

surveil, study, prevent, and abate mosquitoes and other vectors; and

WHEREAS, the District requires the services of a professional surveyor to provide geographic descriptions, maps and lists of assessor's parcel numbers that satisfy the Local Agency Formation Commission for the County of Los Angeles ("LAFCO"); and

WHEREAS, the District is seeking LAFCO's approvals of 11 annexations of certain territories to the District; and

WHEREAS, the District released a Request for Qualifications and Proposals seeking responses from surveyors to perform the annexation descriptions and mapping.

NOW, THEREFORE BE IT RESOLVED BY THE Board of Trustees of the Compton Creek Mosquito Abatement District as follows:

The Board of Trustees of the Compton Creek Mosquito Abatement District directs the General Manager to transfer \$33,000 (thirty-three thousand) from District reserves to its operational budget to hire a surveyor for the annexation process.

I, Margaret Comer, the undersigned Secretary of the Board of Trustees of the Compton Creek Mosquito Abatement District, hereby certify that I am the Secretary of said Special District, and the foregoing is a full, true, and correct copy of the Resolution passed by the Board of Trustees thereof at a meeting of said Board held on the day and at the place herein specified, and that said Resolution has never been revoked, rescinded, or set aside, and is now in full force and effect.



PASSED AND ADOPTED by the Board of Trustees of the Compton Creek Mosquito

Abatement District on September 12, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Micah Ali, Board President

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Margaret Comer, Board Secretary

September 12, 2022

Mitchell Weinbaum  
General Manger  
Compton Creek Mosquito Abatement District  
1224 S. Santa Fe Ave.  
Compton, CA 90221  
[info@comptoncreekmad.org](mailto:info@comptoncreekmad.org)

**SUBJECT: Professional Surveying Services Metes & Bounds Plat & Legal Descriptions of Detachment \ Annexation Areas.**

Dear Mitchell,

Per our conversation Professional Engineers & Land Surveyors do not normally deal with performance bonds as they are more structured for General Contractors. The time frame required for completion of the Plat & Legal Descriptions for the above mentioned projects will be 90 working days from receipt of executed contract.

Sincerely,  
NV5



J Braley  
Survey Manager



PN: P27622-0004876.00

September 13, 2012

To: Board of Trustees  
From: Mitchel R. Weinbaum, General Manager

RE: Performance Bonds

At the September 12, 2022, Board meeting, questions were raised concerning performance bonds for surveyors. Does the surveyor the District is about to sign an Agreement for Services with carry a performance bond and does the previous surveyor hold a performance bond where the District can recoup losses of tax revenue.

I conferred with District counsel, and he stated “The surveyor would not be able to get a performance bond. Both performance and payment bonds are for construction projects not professional services like survey work”, reference:

<https://www.californiacontractor-bonds/performance-bond/>

Attached with this memo is a note form the surveyor NV5 stating they do not have a performance bond.

One other question concerned length of this surveyor project. This answer is addressed by the surveyor in his letter to the Board.

**A RESOLUTION OF  
THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT  
AUTHORIZING THE CREATION OF A NEW JOB POSITION FOR THE DISTRICT,  
ASSISTANT TO THE GENERAL MANAGER AND TRANSFERRING FUNDS FROM DISTRICT  
RESERVES TO ITS OPERATION BUDGET TO COVER COSTS  
ASSOCIATED WITH THIS JOB POSITION**

**RESOLUTION 15-2022**

WHEREAS, the Compton Creek Mosquito Abatement District (the ‘District’) is an independent special district formed and governed pursuant to Health and Safety Code section 2000 et. Seq: and

WHEREAS, the jurisdiction and service areas of the District encompass the City of Compton, North Long Beach and the unincorporated areas of East Rancho Dominguez, West Rancho Dominguez, Rosewood, Enterprise, Mona Park, and Willowbrook of Los Angeles County; and

WHEREAS, the District is governed by a Board of Trustees representing the respective Cities and the County of Los Angeles; and

WHEREAS, pursuant to Health and Safety Code section 2040, the District is authorized to take all necessary steps or proper action to control mosquitoes and other vectors within the District boundaries or in territory not in the District but so situated that mosquito and other vectors may disperse into the District; and

WHEREAS, pursuant to Health and Safety Code section 2040(d), the District is further authorized to take all actions necessary for or incidental to the District’s power to

surveil, study prevent, and abate mosquitoes and other vectors; and

WHEREAS, the District's General Manager having announced after thirty-five (35) years of service with the District, he is planning to retire; and

WHEREAS, the District seeing the need for a new job description of Assistant to the General Manager, so that he/she may begin to learn the job of General Manager and help ensure a seamless transition from the retiring General Manager to the incoming General Manager; and

WHEREAS, NOW, THEREFORE BE IT RESOLVED BY THE Board of Trustees of the Compton Creek Mosquito Abatement District as follows:

The Board of Trustees of the Compton Creek Mosquito Abatement District authorizes the newly created job position of Assistant to the General Manager and directs the General Manager to transfer \_\_\_\_\_ from District reserves to its operational budget to cover costs associated with the hiring of an individual to fill the position of Assistant to the General Manager.

I, Margaret Comer, the undersigned Secretary of the Board of Trustees of the Compton Creek Mosquito Abatement District, hereby certify that I am the Secretary of said Special District, and the foregoing is a full, true, and correct copy of the Resolution passed by the Board of Trustees thereof at a meeting of said Board held on the day and at the place herein

specified, and that said Resolution has never been revoked, rescinded, or set aside, and is now  
In full force and effect.

PASSED AND ADOPTED by the Board of Trustees of the Compton Creek  
Mosquito abatement District on September 12, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Micah Ali, Board President

\_\_\_\_\_  
Margaret Comer, Board Sectary

**A RESOLUTION OF  
THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT  
ADOPTING EMPLOYMENT AND HEALTH BENEFITS ARRANGEMENTS**

**RESOLUTION 16-2022**

WHEREAS, the Compton Creek Mosquito Abatement District (the "District") is an independent special district formed and governed pursuant to Health and Safety Code section 2000 et. Seq: and

WHEREAS, the jurisdiction and service areas of the District encompass the City of Compton, North Long Beach, and the unincorporated areas of East Rancho Dominguez, West Rancho Dominguez, Rosewood, Enterprise, Mona Park and Willowbrook of Los Angeles County; and

WHEREAS, the District is governed by a Board of Trustees representing the respective cities and the County of Los Angeles; and

WHEREAS, all full-time employees will be enrolled in the California Public Employees Retirement System (CalPERS) at the time of their hire and utilize the CalPERS miscellaneous plan of 2@60 for their retirement benefits; and

WHEREAS, the Board of Trustees approves and adopts the Employment and Post-Retirement Benefits summary attached as Exhibit B and Exhibit C; and

WHEREAS, the District will pay wages of \$37,500 (thirty-seven thousand five hundred) for 6 (six) months employment for the job description of Assistant to the General Manager; and

WHEREAS, the District will contribute up to \$1,000 (one thousand) dollars per month to the Assistant to the General Manager to cover health insurance costs; and

WHEREAS, when the Assistant to the General Manager job position expires, the Board will determine to promote this person to full-time General Manager and that individual will begin at the first step in the District's adopted salary scale; and

WHEREAS, employees must be employed full-time by the District for a minimum of twenty (20) years to qualify for Other Post-Employment Benefits.

NOW, THEREFORE BE IT RESOLVED BY THE Board of Trustees of the Compton Creek Mosquito Abatement District as follows:

The District adopts the wage and benefits summaries outlined in Exhibits B and C that are attached to this resolution for the District's new job description, Assistant to the General Manager, sets wages for 6 (six) months at \$37,000 (thirty-seven thousand), covers health insurance costs up to \$1,000 (one thousand) per month, defines the salary scale for the General Manager and defines the time parameters set forth in this resolution for employees to receive Other Post Retirement Benefits.



I, Margaret Comer, the undersigned Secretary of the Board of Trustees of the Compton Creek Mosquito Abatement District, hereby certify that I am the Secretary of said Special District, and the foregoing is a full, true, and correct copy of the Resolution passed by the Board of Trustees thereof at a meeting of said Board held on the day and at the place herein specified, and that said Resolution has never been revoked, rescinded, or set aside, and is now in full force and effect.

PASSED AND ADOPTED by the Board of Trustees of the Compton Creek Mosquito Abatement District on September 26, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Micah Ali, Board President

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Margaret Comer, Board Secretary

## EXHIBIT B

### Comparison of Special District Executive-Level Salaries in Los Angeles County

To perform this analysis, district staff looked at executive-level compensation in non-enterprise districts located in Los Angeles County. As the Board is aware, non-enterprise districts rely on property taxes to fund their operations. This is in contrast to enterprise districts, which can charge their customers to fund the delivery of services.

To accurately compare CCMAD with other larger districts operating in the state, we noted the number of employees and constituents served. Obviously, larger districts will have more resources that can be used for compensation. It is important to note that CCMAD is listed as having 7 employees; however, this is misleading as it includes the 5 Trustees in this tally. Based on this comparison – the proposed salary for the newly created assistant to the general manager is well within the compensation parameters for a special district of our size in LA County.

<b>Position</b>	<b>Agency</b>	<b>District Type</b>	<b>Salary (w/ Benefits)</b>	<b># of Employees in Agency</b>
General Manager	Greater LA County Vector Control District	Mosquito Abatement	\$207,006	173
Executive Director	LA County West Vector Control District	Mosquito Abatement	\$203,628	57
Assistant Director	LA County West Vector Control District	Mosquito Abatement	\$188,947	57
District Manager	San Gabriel Valley Mosquito and Vector Control District	Mosquito Abatement	\$193,058	80
General Manager	Compton Creek Mosquito Abatement District	Mosquito Abatement	\$123,200	7
District Manager	Antelope Valley Mosquito and Vector Control District	Mosquito Abatement	\$84,340	21
District Director	Palos Verdes Library District	Library	\$186,454	100
Deputy Director	Palos Verdes Library District	Library	\$150,483	100
District Director	Altadena Library District	Library	\$196,077	49
Assistant Library Director	Altadena Library District	Library	\$87,052	49
General Manager	Artesia Cemetery District	Cemetery	\$96,154	17
General Manager	Little Lake Cemetery District	Cemetery	\$39,826	8
District Manager	Antelope Valley Cemetery District	Cemetery	\$72,690	7

## EXHIBIT C

### Comparison of Special District Employee Benefits Package

Six Los Angeles County public agencies and one like-sized agency were contacted and provided information to inform the salary comparison, found in Exhibit B, and this benefits comparison document. Benefit packages (health insurance, eye, and vision coverage) vary; one agency pays 100% of any health insurance plan for their employees and all their dependents. All other agencies have a 'cafeteria' plan where employees are provided between \$800 and \$1100 per month for themselves and their dependents, with one agency providing up to \$1000 extra for two dependents. Employees can choose and purchase any health insurance plan on the private market or from CalPERS plans, Anthem Blue Cross, Kaiser, Health Net, and others.

### Proposed Wage and Benefit Package for Assistant to the General Manager

Figures below represent costs for 6-month contract for Assistant to the General Manager job position:

Wages	\$37,500
California Public Employee Retirement System (CalPERS) (Enrolling employees in CalPERS is mandated by State Law. District costs are determined by CalPERS actuarial valuations and will vary each year).	\$3,413
Social Security (SS) + Medicare – District Cost (SS and Medicare costs are mandated, employer and employees each contribute 7.65 % of wages paid).	\$2,868.75
Health Insurance	\$6,000 (\$1,000/month)

### Proposed Wage Scale for New General Manager

Below is a proposed 5-year salary step schedule. Each year, or step, represents a 5% yearly wage increase. Following the fifth year, future salary adjustments will reflect changes in the cost of living in Los Angeles County.

	Year/Step 1	Year/Step 2	Year/Step 3	Year/Step 4	Year/Step 5
Salary	\$85,000	\$89,250	\$93,712.50	\$98,398	\$103,318