REVISED AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBERS - 350 Main Street

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writing or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet, are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager’s Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

REGULAR MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, NOVEMBER 6, 2018 - 7:00 P.M.

REVISED AGENDA ADDING ITEM NO. 4a
Under Reports of Committees, Commissions and Boards
Related to The Lakes Subcommittee

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Pastor Chuck Brady, St. John’s Lutheran Church
PLEDGE OF ALLEGIANCE – Council Member Pimentel

PRESENTATIONS

a) Proclamation – El Segundo Fire Department’s annual Spark of Love Toy Drive from November 12, 2018 – December 20, 2018.

ROLL CALL

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CITY COUNCIL COMMENTS – (Related to Public Communications)

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.

Recommendation – Approval.

B. SPECIAL ORDERS OF BUSINESS (PUBLIC HEARING)

1. Consideration and possible action to 1) conduct a Public Hearing related to the Proposition 218 majority protest process to establish a maximum $20 monthly fee upon eligible residential dwellings for solid waste collection services; 2) close the Public Hearing and adopt a resolution to certify the protest ballot results; and 3) if a majority protest does not exist, set the date to consider introducing an ordinance establishing the new fee. (Fiscal Impact: up to $775,200 savings to the General Fund)

Recommendation – 1) Open the public hearing; 2) Receive all written and verbal testimony regarding proposed fee; 3) Close the public hearing and adopt a resolution to certify the protest ballot results; 4) If a majority protest does not occur, set a date to consider introducing an ordinance to establish a maximum $20 monthly fee upon eligible residential dwellings for solid waste collection services; 5) Alternatively, discuss and take other action related to this item.
2. Consideration and possible action regarding Environmental Assessment No. EA-1199 and Zone Text Amendment No. ZTA 17-07 to amend the El Segundo Municipal Code (ESMC) prohibiting almost all commercial marijuana activity in accordance with State Law. The adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. § 15061(b)(3) because can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment. In addition to the foregoing general exemption, the following categorical exemption applies: 14 Cal. Code Regs. § 15308 (actions taken for the protection of the environment). (Applicant: City of El Segundo) (Fiscal Impact: None)

Recommendation – 1) Conduct a public hearing; 2) Take testimony and other evidence as presented; 3) Introduce an Ordinance amending the Municipal Code to prohibit all commercial marijuana activity to the extent allowed by State Law; 4) Schedule second reading and adoption of the Ordinance for November 20, 2018; 5) Alternatively, discuss and take other action related to this item.

C. UNFINISHED BUSINESS

3. Consideration and possible action to authorize the City Manager to execute a 5 year agreement with Granicus, Inc. to provide design, development, implementation and ongoing hosting and maintenance services for the City’s website redesign project. (Fiscal Impact: $366,477.00 over 5 years; Year one $216,000.00 total; $180,265.00 for design and development services and $35,700 (20%) for contingency; Annual maintenance average of $37,600.00 over the remaining five-year term of the contract)

Recommendation – 1) Following a Request for Proposal (RFP), authorize the City Manager to execute a 5 year agreement with Granicus, Inc., in a form approved by the City Attorney, to purchase design and development services for the City’s website redesign project; 2) Alternatively, discuss and take other action related to this item.

D. REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

4. Consideration and possible action to announce the appointment to the Economic Development Advisory Council. (Fiscal Impact: None)

Recommendation – 1) Announce the appointees; 2) Alternatively, discuss and take other action related to this item.
4a. Consideration and possible action to direct staff and The Lakes Subcommittee to enter into negotiations exclusively with Centercal/Topgolf for the redevelopment, improvement, and operations of The Lakes at El Segundo Site and to commence the entitlement process for the future use of the property.
Fiscal Impact: None)

Recommendation – 1) Direct staff and The Lakes Subcommittee to enter into negotiations exclusively with Centercal/Topgolf for the redevelopment, improvement, and operations of The Lakes at El Segundo Site and to commence the entitlement process for the future use of the property; and/or, 2) Alternatively, discuss and take other action related to this item.

E. CONSENT AGENDA
All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.

5. Warrant Numbers 3023207 through 3023311 and 9000574 through 9000611 on Register No. 2a in the total amount of $434,615.32 and Wire Transfers from 10/8/18 through 10/14/18 in the total amount of $5,861,737.01. Warrant Numbers 3023312 through 3023437 and 9000612 through 900613 on Register No. 2b in the total amount of $359,845.88 and Wire Transfers from 10/15/18 through 10/21/18 in the total amount of $561,923.63.

Recommendation – Approve Warrant Demand Register and authorize staff to release. Ratify Payroll and Employee Benefit checks; checks released early due to contracts or agreement; emergency disbursements and/or adjustments; and wire transfers.

Recommendation – 1) Approval

7. Consideration and possible action regarding the acceptance of grant funding from the U.S. Department of Homeland Security, through the Office of Grants and Training, under Fiscal Year 2017 State Homeland Security Grant Program (SHSGP).
(Fiscal Impact: $34,000.00)

Recommendation – 1) Authorize the acceptance of $34,000 in grant funds from the SHSGP 2017 grant program and allow for Amendments as outlined in Section V, subsection 502 of the Sub-recipient agreement; 2) Authorize the City Manager to sign an Agreement with the County of Los Angeles who will serve as the grant administrator for the grant; 3) Alternatively, discuss and take other action related to this item.
8. Consideration and possible action to approve an increase to the construction contingency for the Police Department Floor Replacement, Project No. PW 18-02.  
(Fiscal Impact: $27,000.00)  
Recommendation – 1) Approve an increase to the project’s construction contingency from $20,696.50 to $47,696.50; 2) Alternatively, discuss and take other action related to this item.

9. Consideration and possible action to accept as complete the Main Street Bollards, Project No. PW 18-08.  
(Fiscal Impact: $134,312.00)  
Recommendation – 1) Accept the work as complete; 2) Authorize the City Clerk to file a Notice of Completion in the County Recorder’s Office; 3) Alternatively, discuss and take other action related to this item.

10. Consideration and possible action regarding the retirement and sale of police canine, “Leo,” to his handler for a nominal fee.  
(Fiscal Impact: None)  
Recommendation – 1) Authorize the Police Chief to sign an agreement, approved by the City Attorney, for the sale of police canine, “Leo,” to his handler, Officer Steve Trujillo, for the nominal fee of one dollar ($1.00); 2) Alternatively, discuss and take other action related to this item.

11. Consideration and possible action to approve the second reading and adopt an Ordinance amending El Segundo Municipal Code §1-6-3, §1-6-4, and §1-6-5 Regarding City Departments, Exclusions from Civil Service, and Department Heads.  
(Fiscal Impact: None)  
Recommendation – 1) Approve the Second Reading and adopt Ordinance No. of the Ordinance amending El Segundo Municipal Code §1-6-3, §1-6-4, and §1-6-5 Regarding City Departments, Exclusions from Civil Service, and Department Heads; 2) Alternatively, discuss and take other action related to this item.

F. NEW BUSINESS

12. Consideration and possible action to create an ad-hoc committee, The Gateway Committee, to determine the vision, goals and scope of the Main Street and Imperial Highway Entryway Capital Improvement Project.  
(Fiscal Impact: None)  
Recommendation – 1) Create the Gateway Committee and establish the composition of members; 2) Alternatively, discuss and take other action related to this item.
13. Consideration and possible action to receive a status update and information related to the upcoming design process for Acacia Park. (Fiscal Impact: None)
   Recommendation – 1) Receive and file the informational report; 2) Alternatively, discuss and take other action related to this item.

14. Consideration and possible action to adopt a City of El Segundo Social Media Policy. (Fiscal Impact: None)
   Recommendation – 1) Consideration and possible action to adopt a resolution, adopting the City of El Segundo Social Media Policy; 2) Alternatively, discuss and take other action related to this item.

G. REPORTS – CITY MANAGER

H. REPORTS – CITY ATTORNEY

I. REPORTS – CITY CLERK

J. REPORTS – CITY TREASURER

K. REPORTS – CITY COUNCIL MEMBERS

   Council Member Pimentel –

   Council Member Nicol –

   Council Member Brann –

   Mayor Pro Tem Pirsztuk –

   Mayor Boyles –
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MEMORIALS –

CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: November 1, 2018

TIME: 4:10 PM

NAME: [Signature]
AGENDA DESCRIPTION:

Consideration and possible action to direct staff and The Lakes Subcommittee to enter into negotiations exclusively with Centercial/Topgolf for the redevelopment, improvement, and operations of The Lakes at El Segundo Site and to commence the entitlement process for the future use of the property.

(Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:

1. Direct staff and The Lakes Subcommittee to enter into negotiations exclusively with Centercial/Topgolf for the redevelopment, improvement, and operations of The Lakes at El Segundo Site and to commence the entitlement process for the future use of the property; and/or,

2. Alternatively, discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS: None

FISCAL IMPACT: None

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STRATEGIC PLAN:

Goal: 5B El Segundo approaches its work in a financially strategic and responsible way.

Objective: 2 The City will maintain a stable, efficient, and transparent financial environment.

PREPARED BY: Meredith Petit, Director of Recreation and Parks

REVIEWED BY: Meredith Petit, Director of Recreation and Parks

APPROVED BY: Greg Carpenter, City Manager

BACKGROUND & DISCUSSION:

On September 4, 2018, the City Council reviewed the evaluation results as conducted by The Lakes RFP Task Force related to proposals submitted in response to RFP #18-02 for Operations, Management and Improvements at The Lakes at El Segundo Site. The City Council voted to enter into further discussions with the top two ranked proposals: Centercial/Topgolf and Drive Shack. On September 18, 2018, the City Council provided further direction related to specific areas of interest to review and appointed Councilmembers Pimentel and Nicol to lead the efforts by way of a subcommittee working with staff.

The subcommittee convened their first meeting on September 27th and weekly thereafter for a total of five meetings. One of the first actions of the subcommittee was the development of a set of questions
and required criteria of the successful lessee. Each entity had two weeks to review the questions and provide responses back to the City. If any of the requested criteria effectively altered their original proposal, they were then asked to elaborate on the effect of those specific criteria as it related to their rent proposal and pro forma.

On October 18th, Councilmembers Pimentel and Nicol visited Orlando, Florida, to tour and experience both a Drive Shack facility and a Topgolf facility. These in-person visits allowed the Councilmembers the opportunity to observe the customer service and interaction, processes and procedures, technology and games, quality of the food and beverage service, and overall ambiance of each facility. Overall, the visit provided a good deal of insight to the subcommittee members.

On October 30th, the subcommittee invited both parties for in-person meetings at City Hall. The subcommittee focused the discussions around the following topics: terms of the agreement, golf course and related improvements, financial pro forma methodology, planning and construction timeline, and the overall strategy of the company.

While both Drive Shack and Centercal/Topgolf have submitted impressive proposals, the subcommittee recommends to proceed to exclusive negotiations with Centercal/Topgolf based on the following factors that make them the favorable selection:

- Proven track record with multiple successful locations in operation
- Strongest financial return to the City
- Partnership with reputable and experienced golf management company to operate the nine-hole golf course, clubhouse and instructional programs
- Quality operations with positive user experience
- Most potential upside and least potential risk to the City
- Implementation of safety and security measures to ensure a conducive environment to patrons of all ages and interests
- Agreed to incorporating all expenses and construction management of the installation of lights throughout the golf course and to operate night golf
- Agreement to offer El Segundo Resident rates, early access to the driving range for traditional golf practice and warm-up, and no-cost access to school groups
- Proven ability to invest in and upgrade technology and gaming components
- Ability to complete construction and open to the public in the shortest amount of time

The subcommittee is confident that many of the deal points can be solidified in the coming weeks given the opportunity to identify Centercal/Topgolf as the City’s top selection. By doing so, the City is not obligated to enter into agreements with them; however, it demonstrates a good faith effort to finalize the partnership. The Lakes Subcommittee requests City Council authorization to identify Centercal/Topgolf as the City’s top selection and to direct staff and the subcommittee, along with the City Attorney, to continue to work towards agreeable terms for the future redevelopment, improvements, and operations of The Lakes at El Segundo.