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UNTIL APPROVED BY THE
CITY COUNCIL

ADJOURNED REGULAR MEETING OF THE
CITY COUNCIL, CITY OF CULVER CITY,
CALIFORNIA

February 22, 2011
6:00 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 6:00 p.m.

Present: Christopher Armenta, Mayor
Micheál O'Leary, Vice Mayor
Jeffrey Cooper, Councilmember
D. Scott Malsin, Councilmember
Andrew Weissman, Councilmember

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Closed Session

The City Council will adjourn to Closed Session to discuss the following item:

CS-1 Conference with Legal Counsel - Existing Litigation
Re: Community Health Councils, Inc., City of Culver City, et
al., v. County of Los Angeles
Case No. BS118018 (Re County Community Standards District for
Oil Drilling Operations)
Pursuant to Government Code Section 54956.9(a)

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Recess

The City Council recessed to Closed Session at 6:00 p.m.

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Reconvene

The City Council reconvened its meeting at 7:05 p.m. with all
Councilmembers present.

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February 22, 2011

Closed Session Report

Mayor Armenta indicated there was nothing to report out of Closed Session.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Judith Martin Straw.

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Public Comment - Items Not on the Agenda

Mayor Armenta invited public comment.

There was no response.

Martin Cole, Assistant City/Manager City Clerk, read written comments submitted by:

Greg Dynabursky

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Announcements

Mayor Armenta announced that Los Angeles County Supervisor Mark Ridley Thomas would be discussing Baldwin Hills Oil Field issues on February 23, 2011 at Veterans Memorial Auditorium.

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February 22, 2011

Joint Public Hearing

Item JPH-1

Adoption of City Council and Redevelopment Agency Board Resolutions Approving a Cooperation Agreement Between the City of Culver City and the Culver City Redevelopment Agency for Funding of Proposed Public Infrastructure Improvements Relating to Public Safety Headquarters and Veterans Memorial Building.

Sol Blumenfeld, Redevelopment Director, provided a summary of the material of record.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE PUBLIC HEARING BE OPENED.

Mayor Armenta invited public participation.

There was no response.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE PUBLIC HEARING BE CLOSED.

Discussion ensued between the City Council and staff regarding support for the project; traffic in the current area; and value of the land at the current location.

February 22, 2011

Item JPH-1
(continued)

Following discussion, the following motion was made:

MOVED BY COUNCILMEMBER COOPER, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2011-R008 THAT MAKES FINDINGS AND DETERMINATIONS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445 AND APPROVES THE PUBLIC BUILDINGS AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY REDEVELOPMENT AGENCY TO PROVIDE FOR FUNDING OF PROPOSED PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATING TO PUBLIC SAFETY HEADQUARTERS AND VETERANS MEMORIAL BUILDING; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Joint Items

Item J-2
(out of sequence)

Adoption of City Council and Redevelopment Agency Board Resolutions Approving a First Amendment to the January 2011 Cooperation Agreement between the City of Culver City and the Culver City Redevelopment Agency Relating to the Funding of Public Infrastructure Improvements and Affordable Housing Projects.

Sol Blumenfeld, Redevelopment Director, provided a summary of the material of record.

Mayor Armenta invited public participation.

There was no response.

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Item J-2
(continued)

Discussion ensued between the City Council and staff regarding improvements in the industrial area; the Redevelopment Agency budget and work plan; bond funded items; coordination with the La Cienega Corridor Improvement Project; clarification regarding increased funding of ongoing maintenance of Agency assets and downtown parking; and clarification that the item is an authorization of funding.

MOVED BY COUNCILMEMBER MALSIN, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT RESOLUTION NO. 2011-R009 MAKING FINDINGS AND DETERMINATIONS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445 AND 33334.2 AND APPROVING THE FIRST AMENDMENT TO THE PUBLIC IMPROVEMENTS AND AFFORDABLE HOUSING AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY REDEVELOPMENT AGENCY TO PROVIDE FOR FUNDING OF SPECIFIED PUBLIC INFRASTRUCTURE IMPROVEMENTS AND AFFORDABLE HOUSING PROJECTS; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item J-1

Adoption of City Council and Redevelopment Agency Board Resolutions to (i) Approve of Option Agreements Granting the City the Right to Purchase Agency-Owned Property and (ii) Approve of Instruments Securing Agency Obligations related to the Option Agreements and Certain Cooperation Agreements.

Todd Tipton, Redevelopment Administrator, provided a summary of the material of record. Mr. Tipton clarified the formula for determining the liquidated damages of the option and changes to the resolutions.

Mayor Armenta invited public input.

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Item J-1
(continued)

There was no response.

Martin Cole, Assistant City Manager/City Clerk, summarized amendments to the attachments.

Discussion ensued between the City Council and staff regarding ensuring the benefits of redevelopment for the community; clarification that the proposal would enable the work of the Redevelopment Agency to continue; the value of the work done by the Redevelopment Agency; status of the Wesley Street property; a suggestion to create a map of the parcels of the City for the website; tracking Redevelopment Agency assets; and being circumspect about what is for sale.

Ted Ballmer, Redevelopment Agency General Counsel, indicated that it was difficult to speculate as to what would happen if the City did not purchase properties and take over the notes, deeds of trusts and agreements, and the elimination of the redevelopment agencies came to fruition; he discussed proposed legislation; noted that the properties could be lost; and he clarified that the agreements would keep the properties and assets tied to the projects approved pursuant to the cooperation agreements so that the projects can be completed.

Additional discussion ensued regarding previous suggestion about putting Redevelopment Agency properties on the City website; the Blackwelder parcel; and time involved to put a map of Agency properties online.

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Item J-1
(continued)

Following discussion, the following motion was made:

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 2011-R010 THAT:

1. APPROVES THE FORM OF OPTION AGREEMENT; AND
2. APPROVES THE FORM OF PLEDGE OF ACCOUNTS; AND
3. APPROVES THE FORM OF PLEDGE OF NOTES; AND
4. APPROVES THE FORM OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS); AND
5. APPROVES THE FORM OF UCC-1 WITH ATTACHMENT.
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS RELATED TO ITEMS 1-5 ABOVE; AND,
7. AUTHORIZE THE MAYOR TO EXECUTE SUCH DOCUMENTS RELATED TO ITEMS 1-6 ABOVE ON BEHALF OF THE CITY.

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Item J-3

Approval of an Implementing Agreement between the City of Culver City, the Culver City Redevelopment Agency, and the Culver City Unified School District Relating to Pass Through Payments Authorized by the Third Amended Agreement for Redevelopment Project No. 2.

Todd Tipton, Redevelopment Administrator, provided a summary of the material of record.

Mayor Armenta invited public participation.

There was no response.

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Item J-3
(continued)

Martin Cole, Assistant City Manager/City Clerk, reported that he and the City Manager had met with School District representatives who stressed the importance of the pass-through payments to the district and their day-to-day operations; he indicated that the School District was aware of the item on the agenda; he reported a School Board meeting was being held tonight; and he discussed comments submitted by the Board and staff noting their concern with uncertainty of the funding stream.

Discussion ensued between the City Council and staff regarding clarification on calendar year pass-through payments; the significance of the payments; the stable source of revenue from the Redevelopment Agency versus the dwindling funds from the state; and clarification that the action protects the school's funding and strengthens the existing agreement.

MOVED BY COUNCILMEMBER O'LEARY, SECONDED BY COUNCILMEMBER MALSIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE IMPLEMENTING AGREEMENT AMONG THE CITY OF CULVER CITY, THE CULVER CITY REDEVELOPMENT AGENCY AND THE CULVER CITY UNIFIED SCHOOL DISTRICT TO PROVIDE FOR SPECIFIED PAYMENTS BY THE REDEVELOPMENT AGENCY TO THE SCHOOL DISTRICT THROUGH 2024;
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Public Comment for Items Not on the Agenda - continued

Mayor Armenta invited public participation.

There was no response.

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Receipt of Correspondence

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY COUNCILMEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

No action was taken on this item.

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Items from the City Council

Items Presented by Councilmember Malsin:

- Announced that two Culver City restaurants had received awards from the James Beard Foundation honoring culinary excellence for best chefs and best new restaurants and he noted that the Redevelopment Agency had supported the restaurants through their efforts to strengthen the business community.

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Items Presented by Councilmember Weissman:

- Requested that the schedule of activities for Golden State Water be placed on the City's website.

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Items Presented by Councilmember Cooper:

- Requested an update regarding the Culver City Dog Park.

John Nachbar, City Manager, indicated that the Dog Park should be open by March 1, 2011 or soon after.

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February 22, 2011

Adjournment

There being no further business, at 7:54 p.m., the City Council adjourned its meeting to a meeting to be held on February 28, 2011.

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Ela Valladares
DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City,
California

APPROVED _____

CHRISTOPHER ARMENTA
MAYOR of the City of Culver City, California