



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
D. SCOTT MALSIN, Vice Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL SPECIAL MEETING

Monday, December 05, 2011

PUBLIC COMMENT: At the times provided on the Agenda, the City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the City Council, the City Clerk requests you complete a Request to Speaker and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Request to Speaker is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Request to Speak to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMMODATION: City Council meetings are regularly scheduled for the first, second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA
City Council
SPECIAL MEETING

Monday, December 05, 2011
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

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

City Manager John M. Nachbar

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

**COMMUNITY ANNOUNCEMENTS BY CITY COUNCIL
MEMBERS/INFORMATION ITEMS FROM STAFF**

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- JC-1. [Agency Board Receipt and Filing of the State Controller's Report and Related Documents for Fiscal Year 2010/2011, and Transmittal of Such Report to the City Council and State Controller's Office.](#)

The Redevelopment Agency Board receive and file the Annual State Controller's Report for Fiscal Year 2010/2011 (Annual Report), and transmit the Annual Report to the City Council and the State Controller's Office; and Staff recommends that the City Council receive and file the Annual Report.

- JC-2. [Approval of a First Amendment to the Disposition and Development Agreement By and Between The Culver City Redevelopment Agency, The City of Culver City, and Tilden Terrace, L.P.](#)

The Agency Board participates in the deliberation regarding the First Amendment to the Disposition and Development Agreement for the development of the Tilden Terrace mixed use, affordable housing project (Project); and the City Council approve the First Amendment to the Disposition and Development Agreement for the development of the Tilden Terrace mixed use, affordable housing project (the "Project").

- JC-3. [Approval of \(1\) an Exclusive Negotiation Agreement and \(2\) a License Agreement Between the City of Culver City, the Culver City Redevelopment Agency and Habitat for Humanity of Greater Los Angeles for the Development of the City/Agency-Owned Site located at 4044-4068 Globe Avenue for Low and Moderate Income Ownership Housing.](#)

The Agency Board participates in the deliberation regarding: 1) An Exclusive Negotiation Agreement (ENA) with Habitat for Humanity of Greater Los Angeles related to a proposed Disposition and Development Agreement for the construction of 10 affordable ownership housing units located at 4044-4068 Globe Avenue; and, 2) a License Agreement with the Developer to allow the Developer the opportunity to conduct due diligence on the City-owned property located at the Site; and the City Council 1) Approve an Exclusive Negotiation Agreement with Habitat for Humanity of Greater Los Angeles related to a proposed Disposition and Development Agreement (DDA) for the construction of 10 affordable ownership housing units located at 4044-4068 Globe Avenue; and, 2) Approve a License Agreement with the Developer to allow the Developer the opportunity to conduct due diligence on the City-owned property located at the Site.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- C-1. [Approval of Minutes for the Special Meeting of November 7, 2011.](#)
Approve minutes.

- C-2. [Allocation of Funds for the 2012 Performing Arts Grant Program as Recommended by the Cultural Affairs Commission.](#)
Approve the allocation of funds for the 2012 Performing Arts Grants Program as recommended by the Cultural Affairs Commission (CAC).
- C-3. [Adoption of a Resolution Approving a Three \(3\) Year Memorandum of Understanding with the Culver City Fire Management Group for the Period of January 1, 2012 through December 31, 2014, with the Option of an Additional One \(1\) Year Extension.](#)
Adopt a Resolution approving a three (3) year Memorandum of Understanding (MOU) with the Culver City Fire Management Group for the period of January 1, 2012 through December 31, 2014, with the option of an additional one year extension.
- C-4. [Approval of an Agreement with Complete Coach Works for the Removal and Installation of the Orbital/ACS SmartBus Systems on Twenty Old and New Transit Buses in an Amount Not to Exceed \\$228,941.](#)
Approve a contract with Complete Coach Works (CCW) to remove the Orbital/ACS SmartBus System from twenty (20) 1998 Transit Buses and reinstall this system into twenty (20) new 2011 Transit Buses in the amount of \$222,273, plus a 3% contingency for unforeseen technical issues which may arise, for a total not-to-exceed amount of \$228,941.
- C-5. [Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Use of the Public Rights-of-Way on Bristol Parkway](#)
Adopt a resolution approving an Encroachment Agreement with Time Warner Cable (Time Warner) to install fiber optic telecommunication cable along Bristol Parkway.
- C-6. [\(1\) Acceptance of Work Performed by ACCO Engineered Systems; \(2\) Authorization to file a Notice of Completion; and \(3\) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period for the Veterans Memorial Building Chiller and Boiler Replacement Project, P- 132.](#)
(1) Accept the work performed by ACCO Engineered Systems; (2) authorize filing a Notice of Completion for the Veterans Memorial Building chiller and boiler replacement project, P- 132; and (3) authorize the release of retention funds in the amount of \$18,845.30 to ACCO Engineered Systems after the expiration of the 35-day retention period.
- C-7. [Award of a Construction Contract to Sequel Constructors, Inc. for the Baldwin Avenue \(Braddock Drive to Farragut Drive\) Street Improvement and Rain Garden Project, P-428.](#)
Award a construction contract to Sequel Constructors, Inc. (Sequel) as the lowest responsive and responsible bidder to complete the necessary work for the Baldwin Avenue (Braddock Drive to Farragut Drive) Street Improvement and Rain Garden Project, P-428.
- C-8. [\(1\) Reject Bids submitted by Rafael 26 Construction, Inc. and Araghi Corporation; and \(2\) Award a Construction Contract to Hoffman Management and Construction Corporation for the Construction of Fire Station #1 Exterior Staircase Reconstruction Project, P-931.](#)
*1) Reject the bids submitted by Rafael 26 Construction Inc. and Araghi Corporation due to their bids being non-responsive; and,
2) Award a construction contract to Hoffman Management and Construction Inc. (Hoffman) as the lowest responsive and responsible bidder to complete the necessary work for the Fire Station #1 Exterior Staircase Reconstruction Project, P-931.*
- C-9. [Approval of a Memorandum of Understanding/Lease Agreement with the Friends of the Culver City Scout House and the Culver City Rock and Mineral Club, Inc. for the Renovation/Repairs and Leasehold Interests in the Property Located at 10866 Culver Boulevard \(the Scout House\).](#)

Approve a Memorandum of Understanding/Lease Agreement with the Friends of the Culver City Scout House and the Culver City Rock and Mineral Club, Inc. for the property located at 10866 Culver Boulevard.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

JOINT ACTION ITEMS

- J-1.** [Selection of a Developer for Negotiations to Redevelop Property Located at 9300 Culver Boulevard \(Parcel B\).](#)
The City Council and Culver City Redevelopment Agency Board (Agency Board) select a developer for negotiations to redevelop the property located at 9300 Culver Boulevard (Parcel B).

PUBLIC COMMENT - Items NOT On The Agenda (continued)

ITEMS FROM CITY COUNCIL MEMBERS

Note: At this time, City Council Members may: (1) make individual comments on matters not on the agenda, (2) request the City Manager to report back to the City Council concerning a particular matter, (3) provide brief reports on official travel taken since the last City Council meeting or other activities, or (3) provide direction to the City Manager to place items on a future agenda for consideration by the City Council.

ADJOURN

Note: At this time, the City Council shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the City Council shall be held at the date and time and in the place specified in the agenda posted for that meeting.

**Next City Council Meeting
December 12, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule – December 2011

Date	Day	Time	Location
City Council			
<i>December 5</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>December 12</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>December 5</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>December 12</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>December 6</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>December 13</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>December 14</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>December 7</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.