



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD,
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
FAX (310) 253-6010

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

John M. Nachbar, City Manager

CITY COUNCIL ADJ. REGULAR AGENDA Tuesday, February 22, 2011

PUBLIC COMMENT

The City Council will listen to the public on any item on the agenda or item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Council, please complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Council.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Mayor for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the City Clerk. If additional time is needed, the Mayor will allow for same at the end of the agenda.

When the City Clerk calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Mayor if there is a large number of individuals desiring to address the Council.

NOTE: AT OR ABOUT 11:00 P.M., COUNCILMEMBERS WILL 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.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on silent alert and leave the 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

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available 72 hours before each Council meeting via a tape recorded message by calling 310-253-6020. City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Council meetings on line please visit <http://www.culvercity.org/webcast>.

ALD

Assisted Listening Devices are available through the City Clerk.



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

AGENDA
City Council
ADJOURNED REGULAR MEETING

Tuesday, February 22, 2011
6:00 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

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

City Manager John M. Nachbar

CLOSED SESSION - 6:00 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- 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)

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT - Items NOT On The Agenda

PUBLIC COMMENT - Items On The Agenda

JOINT PUBLIC HEARING

- JPH-1.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: PUBLIC HEARING - 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.](#)
THAT THE CITY COUNCIL: Adopt a Resolution 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; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.
THAT THAT AGENCY BOARD: Adopt a Resolution 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; authorize the Agency General Counsel to review/prepare the necessary documents; and authorize the Executive Director to execute such documents on behalf of the Agency.

JOINT ITEM

- J-1.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: 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.](#)
That the City Council and Redevelopment Agency Board each adopt a Resolution that approves the form of Option Agreement; approves the form of Pledge of Accounts; approves the form of Pledge of Notes; approves the form of Deed of Trust, Security Agreement and Fixture Filing (With Assignment of Rents); approves the form of UCC-1 With Attachment; authorize the City Attorney and Agency Counsel to review/prepare the necessary documents related to items 1-5 above; and authorize the Mayor and Executive Director to execute such documents related to items 1-6 above on behalf of the City and Redevelopment Agency.
- J-2.** [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: 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.](#)
THAT THE CITY COUNCIL: Adopt a Resolution 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; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.
THAT THE AGENCY BOARD: Adopt a Resolution 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; authorize the Agency General Counsel to review/prepare the necessary documents; and authorize the Executive Director to execute such documents on behalf of the Agency.

J-3. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: 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.](#)

THAT THE CITY COUNCIL: *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; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.*

THAT THE AGENCY BOARD: *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; authorize the Agency General Counsel to review/prepare the necessary documents; and authorize the Executive Director to execute such documents on behalf of the Agency.*

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

RECEIPT OF CORRESPONDENCE

ITEMS FROM STAFF

ITEMS FROM COUNCIL

ADJOURN

**Next City Council Meeting
February 28, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule -- February 2011

Date	Day	Time	Location
City Council			
February 7	Monday	7:00 PM	Council Chambers
February 14	Monday	7:00 PM	Council Chambers
February 28	Monday	7:00 PM	Council Chambers
Redevelopment Agency			
February 7	Monday	7:00 PM	Council Chambers
February 14	Monday	7:00 PM	Council Chambers
February 28	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
February - 1	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
February - 8	Tuesday	7:00 PM	Council Chambers
Planning Commission			
February 9	Wednesday	7:00 PM	Council Chambers
Civil Service Commission			
February 2	Wednesday	7:00 PM	Council Chambers
• Times and dates may be changed. • Meetings may be added or changed			

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.