

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE CITY COUNCIL,  
CULVER CITY HOUSING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY BOARD,  
REDEVELOPMENT FINANCING AUTHORITY BOARD,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE  
CITY COUNCIL, CULVER CITY  
HOUSING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY BOARD,  
REDEVELOPMENT FINANCING AUTHORITY BOARD,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD  
CULVER CITY, CALIFORNIA

April 13, 2026  
7:00 p.m.

**Call to Order & Roll Call**

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 5:36 p.m. in Mike Balkman Council Chambers at Culver City Hall.

Present: Freddy Puza, Mayor  
Bubba Fish, Vice Mayor  
Yasmine-Imani McMorrin, Council Member  
Dan O'Brien, Council Member  
Albert Vera, Council Member

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**Closed Session**

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, indicated that no requests to speak for Closed Session had been received.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:38 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Labor Negotiators

City designated representatives: Odis Jones, City Manager; Dana Anderson, Chief Human Resources Officer; Stephen Agostini, Chief Financial Officer

Employee Organizations: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Police Management Group; Culver City Firefighters Association; Culver City Fire Management Group

Pursuant to Government Code Section 54957.6

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**CS-2** CC - Public Employee Performance Evaluation

Title: City Manager

Pursuant to Government Code Section 54957

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**Regular Session**

Mayor Puza reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 7:03 p.m. with five Council Members present.

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**Recognition Presentations - 6:30 p.m.**

Item R-1

**CC - Presentation of a Certificate of Recognition to Mrs. Judith Boling-Bazar for 59 Years of Service to the Culver City Community**

Mayor Puza, presented a certificate of recognition to Judith Boling-Bazar for her 59 years of service to the Culver City Community.

Judith Boling-Bazar expressed appreciation for the recognition noting that she loved her work.

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Item R-2

**CC - Presentation of a Commendation to No Limits for Deaf Children in Recognition of its 30th Anniversary**

Council Member O'Brien presented a commendation to No Limits for deaf children and families in recognition of its 30<sup>th</sup> anniversary.

Michelle Christie, founder of No Limits for deaf children and families, thanked the City Council for the honor and introduced Jacob who started with the program at the age of 3.

Jacob provided background on himself; noted that No Limits for deaf children and families had helped him with his speech and vocabulary and though it was really hard, he loved it there.

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Item R-3

**CC - A Proclamation Declaring April 22, 2026 as Earth Day in Culver City**

Council Member McMorris presented a proclamation declaring April 22, 2026, as Earth Day in Culver City.

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Item R-4

**CC - A Proclamation Declaring April 24, 2026 as Arbor Day in Culver City**

Vice Mayor Fish presented a proclamation declaring April 24, 2026, as Arbor Day in Culver City

Dr. Suzanne Debenedittis, Greener Way Associates, thanked the City Council and staff for their work to make Culver City great; provided background on herself and the organization; discussed environmental ethics; creating climate resilient communities; thanked Culver City Fire Department (CCFD) and CERT (Community Emergency Response Training); noted the importance of knowing and working with neighbors; and she invited everyone to join them Envirofest on May 2 noting that free fruit trees were available to those who got there early.

Sean Singletary, Environmental Programs and Operations Manager, invited everyone to Envirofest at Veterans Park on May 2 at 9:00 a.m. noting that there would be a compost giveaway, e-waste and hazardous materials collection, paper shredding, tree and plant giveaways, and tabling for community partners.

Melissa Sanders reminded everyone about the importance of trees and Council Members about the importance of the environment.

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**Pledge of Allegiance**

Mayor Puza led the Pledge of Allegiance.

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**Land Acknowledgement**

Mayor Puza read the oral statement of Land Acknowledgement.

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**Closed Session Report**

Mayor Puza indicated nothing to report out of Closed Session.

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**Community Announcements by Members/Updates from Commissions, Boards and/or Committees/Information Items from Staff**

Troy Dunlap, Culver City Police Department (CCPD) Assistant Chief, introduced three new police officers and welcomed them to Culver City.

Jason Sims, CCPD Chief, discussed an arrest related to a traffic collision on March 8 involving a person under the influence of alcohol and in possession of illegal narcotics and a weapon; the City Council request for information on the arrest of that individual by federal authorities last month in front of CCPD when they were released from CCPD custody; U.S. Customs Enforcement inquiries to CCPD regarding the person in custody; standard procedures; the fingerprinting process that a database accessible by the Federal Bureau of Investigation (FBI), Department of Justice (DOJ), and Immigration and Customs Enforcement (ICE); notification of other agencies when a wanted person is booked; automatic notification when undocumented individuals are entered into the database; clarification that per California state law, Culver City policy and CCPD policy, immigration detainers or requests for notification of release sent by ICE are not honored; state law mandating that all arrests are reported to the DOJ; release of the person in custody on March 9, 2026 consistent with applicable laws and standard booking and release processes; clearly identifiable federal agents who took the person into custody outside of CCPD and off of City property; the arrest witnessed by community members and members of CCPD: the request for advance notification of release sent by ICE that was not honored; he asserted that at no point did CCPD notify, coordinate with or assist federal immigration authorities; discussed lack of prior knowledge that federal agents were present or waiting outside at the time of the release; the common occurrence in the Los Angeles county region over the last several months; public information available on the Los Angeles county website; he stated that CCPD personnel do not participate in immigration enforcement activities nor do they provide resources or assistance for that purpose; discussed strict oversight and auditing of data from Automated License Plate Readers (ALPRs); he asserted that they did not share their data with any outside law enforcement agency and noted that no ALPR searches were conducted related to the vehicle involved in the incident; stated that all ALPR queries are audited and those records are available on the CCPD website; he reported that he notified the City Council via text and email and issued a press release about the arrest that came out the same day; and he

indicated that additional information was available at [culvercitypr.gov](http://culvercitypr.gov).

Discussion ensued between staff and Council Members regarding welcome to the new CCPD officers; appreciation for the report; automatic notification when undocumented individuals are fingerprinted at CCPD; the telephone inquiry made by ICE to CCPD and information required to be supplied to the federal authorities by state law; the mandatory system that all arrestees are entered into; California law requiring the confirmation of certain information; public information; the Los Angeles County Inmate Locator website; appreciation for the information provided to Council Members in a timely manner; community concern; and appreciation for the officers and community members involved in preventing a kidnapping at Fox Hills Park.

Additional discussion ensued between staff and Council Members regarding clarification that CCPD officers do not question whether a person is undocumented when they are arrested; outward notification of immigration status automatically when a person is fingerprinted; clarification that information requested by ICE is publicly available; the call made to CCPD after the ICE agents were already parked at the location; and appreciation for the presentation and information provided.

Jeremy Bocchino, City Clerk, announced that applications were being accepted for open positions on Committees, Boards, and Commissions (CBCs) until May 11; discussed the opportunity to serve; open positions; the ability to advise the City Council on various topics; applications and additional information available at [culvercity.org/serve](http://culvercity.org/serve); demonstrated where to find the applications and how to obtain information on different CBCs; and noted that they would be present at the Farmers Market and other events with more information.

Mayor Puza noted that in an effort to reduce meeting length, Council Members would keep their announcements to two minutes or less.

Council Member Vera received unanimous City Council consensus that when the meeting is adjourned, that it be adjourned in memory of Tina Mollica, past president of the Culver City Sister City Committee.

Council Member O'Brien discussed the Third Annual Exchange Club-sponsored Get The Funk Out Backpack for Kids fundraiser.

Council Member McMorris noted that April is Arab American Month, Autism Acceptance Month, and Sexual Assault Awareness Month; encouraged all community members to learn more about the issues and engage meaningfully in observance of them; acknowledged the new Assistant City Manager for Economic Development, Vitality and Equity noting that he had recently been inducted into the 41<sup>st</sup> Annual College of Ministers and Laity Board of Sponsors at Morehouse College; and she wished a Happy 145<sup>th</sup> Founders Day to her Spellman College sisters noting that her daughter had recently committed to attending.

Vice Mayor Fish invited everyone to the Culver City Senior Center Open House on April 18; encouraged interested parties to apply for open positions on CBCs; discussed invitations going out for participation in the first Culver City civic assembly on how to increase resident participation in the budget process; reported enjoying a seder at Temple Akiva with Mayor Puza and others; and he expressed congratulations to the CCHS (Culver City High School) Reproductive Rights and Tolerance Club on their recent successful drag show fundraiser with proceeds benefitting Planned Parenthood and the LGBTQ Center.

Mayor Puza wished a Happy Easter and Passover to those who celebrated; reported celebrating the Persian New Year with the Ismaili community at the Wende Museum; and reminded everyone to save the date for the Third Annual Mental Wellness and Resource Fair on April 29 hosted by the Mobile Crisis Team (MCT).

Council Member McMorris received unanimous consensus that when the meeting is adjourned, that it be adjourned in memory of Nancy Bowen, a Vice Mayor in Florida preparing to run for Congress, who was recently killed; she highlighted Sexual Assault Awareness Month; and noted that domestic violence is something everyone needs to do more about.

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**Joint Public Comment - Items NOT on the Agenda**

Mayor Puza invited public comment noting that the comment period would be limited to 20 minutes with an additional opportunity to provide comment later in the agenda.

Jeremy Bocchino, City Clerk, read the statement on hate speech and guidelines to make public comment noting the ability for people to cede their time if someone else has already expressed the same comments.

The following members of the public addressed the City Council:

Monica Richardson discussed a person run over and killed by an intoxicated driver previously released by the City of Los Angeles for a DUI; asserted that Culver City should not go forward with the Overland project; discussed apartments in the area; seniors; questioned whether a full ADA (Americans with Disabilities Act) analysis or an ADA transition plan had been completed; expressed concern with making a legal access choice; and she asserted that right turn lanes could not be removed on Washington and Culver.

Vice Mayor Fish exited the dais.

Stephanie Pryor provided background on herself; asked the City Council to put aside the money allotted for Better Overland until better community input and studies can be done on impacts to traffic, parking, and curb and sidewalk access for the disabled; she asked that sidewalks be repaired before implementing drastic changes to the neighborhood; discussed parking near Rotary Plaza; and concern with proposed removal of parking on the west side of Overland exacerbating existing difficulty for caregivers, helpers, family members and residents without assigned parking.

Debbie Gambino stated that she did not object to housing but had concerns with the appropriateness of the significant and abrupt increase in scale of a proposed development on Lafayette Place; discussed replacement of low density housing on a narrow residential street; concern with neighborhood compatibility, privacy, access to sunlight, overall livability, shadowing on adjacent homes, and adjacency to a recognized historical area; altering the character of the neighborhood; and she asserted that a CEQA (California Environmental Quality Act) analysis was necessary.

Carolyn Libuser discussed a 2019 traffic study rating Jefferson and Overland at a Level of Service of F; time savings projected to get from Washington and Overland to Hannum in evening rush hour; traffic calming that would slow traffic through intersections; information provided on the Culver City website; removing left turn lanes, islands and slip lanes; and she indicated the intent to slow traffic.

Sheila Korsi reported being a member of a senior vulnerable community living in Rotary Plaza; expressed concern with

proposed changes to Overland Avenue; questioned where traffic was going to go; asserted that if something is not broken it does not need to be fixed; discussed difficulty parking in downtown Culver City; dangerous driving conditions; confusion; traffic lights at Washington and Overland, and Jefferson and Overland; and she asked Culver City to care for their residents and families.

Nancy Furtado expressed agreement with previous speakers; asked that parking on Overland not be eliminated; discussed effects to Rotary Plaza; parking for family members and caretakers; traffic congestion; and she requested an impact study before moving forward.

Vice Mayor Fish returned to the dais.

Mayor Puza exited the dais.

Angelina Seiger indicated being an Eaton Fire survivor now living at Rotary Plaza with 99 other voting residents; expressed opposition to the bike lane; asserted that they had never received any notification; discussed concern that Council Members have a vested interest in cycling or work for the transportation department; reported that the back parking lot had been taken away to provide safe camping for homeless individuals but not for seniors; discussed allowing people to live in RVs; seniors who fell and were injured on damaged sidewalks; and she asked the City Council to do the right thing.

Consuelo Roman spoke through an interpreter to express opposition to the Overland Project; discussed those with mobility issues; and difficulty carrying groceries when parking further away.

Mayor Puza returned to the dais.

Council Member McMorris exited the dais.

Grace Salzone, a resident of Rotary Plaza on Overland Avenue, expressed opposition to the Better Overland Project; urged the City Council to rescind its prior vote; noted that the plan had previously been rejected by the affected residents; indicated that the construction of concrete bike lanes and removal of parking would negatively affect the quality of life of families and seniors living on Overland Avenue between Venice and Jefferson Boulevards; discussed the importance of convenient parking for medical transportation and caregiver access for the

over 100 senior residents of her building; and she pointed out that none of the senior residents would be able to use a bicycle.

Imgard Gomez was called to speak but was not present in Council Chambers or online.

Chaiya Jones, CCHS student and Youth Member of the EHRAC (Equity and Human Relations Advisory Committee), discussed the EHRAC Youth Advisory Ad Hoc Subcommittee created to explore the idea of establishing a Youth Advisory Committee for Culver City; unanimous subcommittee member agreement on the value of establishing such a committee; other cities, including Los Angeles, Long Beach, and Palos Verdes, that have existing youth advisory councils; and benefits of a youth advisory committee.

Carlos Valverde, EHRAC Member, requested that the EHRAC 2025-26 work plan be amended to allow the subcommittee to continue its research and, if appropriate, bring a formal recommendation to the City Council at a later date.

Council Member O'Brien received consensus from Mayor Puza, Vice Mayor Fish, and Council Member Vera in favor of exploring the matter, and staff agreed to bring back a report.

Coco Rubalcava was called to speak but was not present in person or online.

Mimi Satterberg was called to speak but was not present in person or online.

Ana Maria Maldonado, a 90-year-old resident of a nursing care facility on Jefferson Boulevard, expressed opposition to the Overland project, noting that proposed changes to sidewalk and parking conditions would affect all residents; noted many neighbors of similar age with similar concerns; and she urged the City Council to have compassion for senior residents.

Julie Guzman, a graduate student at the University of Southern California (USC) studying social work with a focus on children, youth, and families, discussed language barriers in accessing social services in Culver City; noted that she was raised in a Latino and Filipino immigrant household and observed firsthand the difficulty of navigating City systems when English is not one's primary language; stated that even when resources exist, they are not always accessible in practice; discussed children who are frequently placed in the position of translating sensitive or complex information for their families; and she

urged the City Council to invest in language access by increasing bilingual staff, expanding translated materials, and strengthening partnerships with community organizations.

Jeremy Bocchino, City Clerk, reported that the 20-minute time limit had been reached.

Mayor Puza indicated that there would be another opportunity to provide Public Comment for Items Not On the Agenda later in the meeting for those who had not been able to speak.

Council Member McMorris returned to the dais.

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### **Receipt and Filing of Correspondence**

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON APRIL 13, 2026.

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### **Order of the Agenda**

Items C-4, C-7, C-9 and C-11 were pulled from the Consent Calendar for separate consideration and Item C-14 was considered after Item A-1.

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### **Consent Calendar**

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

B Elliott spoke on Item C-4; provided background on herself as an artist; requested support for arts funding; noted the economic impact on artists from current market contraction; and described Culver City as a gateway and artists as ambassadors for the City and the region.

Jahcobie Cosom, consultant with Artist Magnet Justice Alliance, spoke on Item C-4; urged the City Council to vote in favor of the RFP (Request for Proposal) to support arts activations in Culver City during the 2028 Olympics and Paralympics; discussed

navigating public spaces as an artist and as a person managing access challenges; Black artists who are too often welcomed for entertainment but not invested in as leaders, workers, and culture bearers; disability access treated as an add-on rather than a starting point; and indicated that the decision reflects whether Culver City will fund a public cultural vision that includes people typically pushed to the margins of civic life, with paid opportunities, real visibility, artist fees, accessible transportation, and programming that reflects the full humanity of Culver City residents.

Jeremy Bocchino, City Clerk, received confirmation that the speakers were commenting in support of a Consent Item related to a Memorandum of Understanding (MOU) with the Cultural Arts Foundation.

Michelle Roshanzamir, consultant for SoCal28, spoke on Item C-4 urging the City Council to support the RFP to fund arts activations during the 2028 Olympic and Paralympic Games; discussed attention brought to the region with the Olympics in June and the Paralympics in August of 2028; making Culver City a cultural destination rather than a passthrough; described SoCal28 as a public pop-up arts festival designed by local artists affected by the fires and recent cuts to arts funding; discussed activation of iconic Culver City venues including the Kirk Douglas Theatre, Ivy Substation, and Culver Hotel; transit routes, storefronts, and public spaces; noted that the proposal features over 100 local artists with more than 50 percent of the budget directed to local artist fees; and discussed a plan to connect audiences from the Culver City Metro station to festival sites via Culver City bus routes aligning with zero emission transit goals.

Jeremy Bocchino, City Clerk, directed speakers to Cultural Affairs and Culver Arts Foundation representatives present in Council Chambers for further discussion.

Diego de los Andes, street performer and artist with SoCal28, spoke on Item C-4, urged a vote in favor of the RFP; discussed his experience performing across three continents and the transformative power of street performance and public art; noted Culver City's potential to be a pioneer and global leader in public art given the approaching 2028 Olympics; and expressed his belief that the Games represent an opportunity for Culver City to lead with vision, invest in its cultural future, and shape a city that is alive, connected, and reflective of the creativity of the community.

Trevor Davis, consultant, advocate, and community organizer, spoke on Item C-4, urged support for the RFP for arts activations during the 2028 Olympics; discussed the value of arts and culture in civic life as a tool to revitalize, educate, activate, connect, and heal communities; noted that Culver City benefits from the creative economy and cultural placemaking; indicated that the RFP is about treating the arts as civic infrastructure that builds belonging and connection; and noted that Culver City's Cultural Equity Plan called for investing in local artists, cultural experiences, and community connection.

Marci Baun spoke on Item C-9; expressed support for improving pedestrian access on Ocean Avenue to assist students in reaching nearby schools; discussed concern that the proposed sidewalk project would require the removal of large mature trees; the irony of tree removal on Arbor Day; significant environmental benefit provided by mature trees through CO<sub>2</sub> absorption and oxygen production; did not feel that the item should have been placed on the Consent Calendar; and requested that the item be brought back for public discussion before any decision is made.

Melissa Sanders spoke on Item C-9; expressed concern that a proclamation about trees and the environment had been made shortly before a project involving tree removal was considered as a Consent Calendar Item; stated that the Ocean Avenue project should have been open for public discussion; discussed a pattern of tree removal across multiple City street projects including Better Overland, Sepulveda, and Elenda; questioned how adding concrete and removing trees constituted an environmentally friendly approach; and she urged the City Council to pause, explore alternatives, and consider whether there is a better way to achieve its goals without harming the environment.

Diego Olmos was called to speak but was not present in person or online.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for March 7, 2026 to April 3, 2026**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 7, 2026 TO APRIL 3, 2026.

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Item C-2

**CC - Approval of Minutes of the Regular City Council Meetings Held on March 9, 2026 and March 16, 2026**

THAT THE CITY COUNCIL: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS HELD ON MARCH 9, 2026 AND MARCH 16, 2026.

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Item C-3

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for the Solid Waste Rate Study; (2) Declaring the Intention to Order the Solid Waste Fees for Fiscal Years 2026-27 through 2030-31, and (3) Setting the Date, Time and Place for the Public Hearing**

THAT THE CITY COUNCIL ADOPT A RESOLUTION:

1. APPROVING THE ENGINEER'S REPORT FOR THE SOLID WASTE RATE STUDY; AND,
2. DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF SOLID WASTE FEES FOR FISCAL YEARS 2026-27 THROUGH 2030-31; AND,
3. SETTING THE PUBLIC HEARING FOR MAY 26, 2026.

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Item C-4

**CC - (1) Approval of a Memorandum of Understanding with the Culver City Arts Foundation Relative to the Implementation of a 2028 Olympic and Paralympic Games Fundraising Strategy; (2) Approval of Related City Provided Sponsorship Benefits; (3) Approval of the Proposed Olympic and Paralympic Games Cultural Framework; and (4) Direction to the City Manager as Deemed Appropriate**

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY ARTS FOUNDATION FOR THE 2028 OLYMPICS FUNDRAISING STRATEGY, INCLUSIVE OF THE ABOVE-LISTED ITEMS; AND,

2. APPROVE RELATED CITY PROVIDED SPONSORSHIP BENEFITS; AND,
3. APPROVE THE PROPOSED OLYMPICS CULTURAL FRAMEWORK; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

**CC - (1) Approval of a Three-Year Professional Services Agreement with Go2Zero Strategies for SB 1383 Organics/Recycling Consultant Services in an Amount Not-to-Exceed \$175,000 Annually; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$175,000 Annually**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GO2ZERO STRATEGIES FOR SB 1383 ORGANICS/RECYCLING CONSULTANT SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$175,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$175,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

**CC - (1) Waiver of Competitive Bidding Requirements, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of Amendment to the Existing Agreement with Fleming Environmental, Inc. for Underground Storage Tank (UST) Operator**

**Services and Environmental Compliance Testing at City Fuel Sites to Extend the Agreement through Fiscal Years 2026-2027 and 2027-2028 in an Additional Aggregate Amount Not-to-Exceed \$200,000**

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING REQUIREMENTS, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH FLEMING ENVIRONMENTAL INC. EXTENDING THE AGREEMENT THROUGH FY 2026-27 AND 2027-28 IN AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$200,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

**CC - (1) Adoption of a Resolution Approving a Three (3) Year Master Memorandum of Understanding (MOU) with the Culver City Fire Management Group Beginning Retroactively on July 1, 2025 and Ending June 30, 2028; and (2) Adoption of a Resolution Approving a Three (3) Year Master Memorandum of Understanding (MOU) with the Culver City Firefighter's Association Beginning Retroactively on July 1, 2025 and Ending June 30, 2028**

Dana Anderson, Chief Human Resources Officer, introduced the item and thanked the Firefighters Association and Fire Management Group for working with the City on the item.

Stephanie Condran, Human Resources Analyst, provided a summary of the material of record; noted a correction to the staff report for the Fire Management MOU: Article 4, Section H 2, to reflect the Public Employees Medical and Hospital Care Act amount of up to \$797.14 per month based on plan enrollment for retiree only, and pre-sixty-five spousal dependent coverage provided up to an additional \$675.06 subject to vesting; and she clarified that the item was a correction, not an additional increase.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIRE MANAGEMENT GROUP BEGINNING RETROACTIVELY ON JULY 1, 2025 AND ENDING JUNE 30, 2028; AND

2. ADOPT A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIREFIGHTER'S ASSOCIATION BEGINNING RETROACTIVELY ON JULY 1, 2025 AND ENDING JUNE 30, 2028.

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Item C-8

**CC - (1) Award of Construction Contract to Blackpointe Group Construction & Management, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$164,223.50 for the ADA Sidewalk Repair Project, PS-011 (CDBG Project No. 602758-25); and, (2) Authorization for the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$32,844.00 to Cover Contingency Costs (20%)**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO BLACKPOINTE GROUP CONSTRUCTION & MANAGEMENT, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1 \$164,223.50 FOR THE ADA SIDEWALK REPAIR PROJECT, PS-011 (CDBG PROJECT NO. 602758-25); AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$32,844.00 TO COVER CONTINGENCY COSTS (20%); AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

**CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Construction of the Ocean Drive Sidewalk Project, PS-037**

Discussion ensued between staff and Council Members regarding the City policy on tree removal; the two to one replanting ratio; the fence between Ocean Drive and the Creek that divides Culver City and the county; and the completed construction plans.

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE OCEAN DRIVE SIDEWALK PROJECT, PS-037.

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Item C-10

**CC - (1) Approval of a Three-Year Professional Service Agreement with Fire Rover LLC for an Early Fire Detection Monitoring System with Emergency Dispatch for the City's Transfer Station in an Amount Not-to-Exceed \$100,000; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$17,000 Annually**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICE AGREEMENT WITH FIRE ROVER LLC IN THE AMOUNT NOT-TO-EXCEED \$100,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$17,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

**CC - Approval of the Renewal of a Temporary Use Agreement with Lux Bus America Co. for the Temporary Use of a Shared Bus Stop by Apple's Commuter Shuttle**

Vice Mayor Fish requested support for bringing the item to the Mobility Subcommittee to consider issues with the vehicle obstructing the bus lane; discussed ensuring that the multi-million dollar investment in public infrastructure put in by Culver City is being used appropriately as per usage stipulated in the MOU; allowing another opportunity for public input; \$2,500 per year paid to Culver City for the arrangement; and additional consideration of allowing a company to use public space.

Discussion ensued between staff and Council Members regarding potential benefits; keeping people from jumping in cars; weighing the costs; and consensus to redirect C-11 to the Mobility Subcommittee.

THAT THE CITY COUNCIL:

1. APPROVE THE RENEWAL OF A TEMPORARY USE AGREEMENT WITH LUX BUS AMERICA CO. FOR THE TEMPORARY USE OF A CITY-OPERATED SHARED BUS STOP (AND INCIDENTAL USE OF THE ADJACENT BUS LANE) BY APPLE INC.'S COMMUTER SHUTTLE PROGRAM, RETROACTIVE TO MARCH 6, 2024 AND EFFECTIVE THROUGH JUNE 30, 2027; 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 C-12

**CC - (1) Adoption of a Resolution Authorizing the City to Enter into an Amendment to the Agreement with the Los Angeles County Flood Control District (LACFCD) for the Transfer of Safe Clean Water Funds for Washington Boulevard Stormwater Diversion Project (PR-001) for Fiscal Year 25-26; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendments**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AMENDMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT (LACFCD) FOR THE TRANSFER OF SAFE CLEAN WATER REGIONAL INFRASTRUCTURE PROGRAM FUNDS FOR THE WASHINGTON BOULEVARD STORMWATER DIVERSION PROJECT (PR-001) FOR FISCAL YEAR 2025-2026; AND,
2. APPROVE RELATED BUDGET AMENDMENTS (REQUIRES FOUR-FIFTHS VOTE); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13

**CC - (1) Approval of a Three-Year Professional Services Agreement with LA Compost for Compost Hub Management and Education Services in an Amount Not-to-Exceed \$45,000 Annually; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$45,000 Annually**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH LA COMPOST FOR COMPOST HUB MANAGEMENT AND EDUCATION SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$45,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$45,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-14

**CC - Adoption of a Resolution Declaring an End to the Fiscal Emergency Declared on April 4, 2025.**

Council Member Vera proposed holding off on voting on the Item until Item A-1 is considered.

Discussion ensued between staff and Council Members regarding implementation of the fiscal emergency to allow Measure CL to go before the voters, and the procedural mechanisms to ensure that additional dollars could be collected off of the sales tax.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION DECLARING AN END TO THE FISCAL EMERGENCY DECLARED ON APRIL 4, 2025.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-10, C-12, AND C-13.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REMAND ITEM C-11 TO THE MOBILITY SUBCOMMITTEE.

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**Action Items**

Item A-1

**CC:HA - (1) Approvals by the City and the Housing Authority of the Joint Exercise of Powers Agreement between the City and the Housing Authority for the Formation of the Culver City Public Finance Authority, including Adoption of Respective Related Resolutions; and (2) Other Direction to the City Manager/Executive Director as Deemed Appropriate**

Odis Jones, City Manager, introduced the item.

Steve Agostini, Chief Financial Officer (CFO), provided a staff report; requested creation of a Joint Powers Authority (JPA) or Public Financing Authority, to help recover investments in affordable housing made in the last and current fiscal year and allow financing for a range of public infrastructure and additional affordable housing; and he introduced the consultants.

Ryan Kaplan, PFM, provided an overview of proposed financing; discussed the bond financing structure; issuance of bonds to fund economic development projects, costs, and to capitalize interest; tax-exempt eligible project proceeds; noted the anticipated close date prior to June 30, 2026; discussed work with City staff to determine the best method of sale; and agreement on the direct purchase with Barclays.

Kevin Hale, Orrick, Herrington & Sutcliffe, discussed financing possibilities; formation of a Culver City JPA; legal structure of the proposed JPA; bonding powers that allow additional financing and assistance; the separate legal entity; liabilities and obligations; creation under state law to exercise shared powers; formation through a written agreement between Culver City and the Housing Authority; the previous JPA used to exercise the powers of redevelopment; the decision to start over with a JPA with more powers; providing broader financing options for Culver City; creation of a Culver City Public Financing Authority; range of powers for infrastructure financing and public facilities; powers allowed under the act; the necessary partner to allow access to bond markets; terms of the agreement allowing the City Council to serve as the ex-officio governing body of the JPA and the Housing Authority as a partner entity; major decisions to be made by the City Council; integration of operations into City administrative functions; the lease agreement; avoiding requirements for obligations to go to a vote of the people; incurring a multi-year obligation; employment of a mortgage structure with multi-year borrowing; and ongoing benefits of the proposed structure and agreement.

Jade Turner-Bond, Orrick, Herrington & Sutcliffe, described the lease structure; noted that the City's parking garages would serve as the lease asset; explained the ground lease and facility lease structure under which base rental payments from the City would support debt service obligations; discussed funding for infrastructure and economic development projects; avoiding the need for voter approval for the obligation; and documents to be presented at the April 27, 2026 City Council meeting.

Kevin Hale, Orrick, Herrington & Sutcliffe, noted that the City was in a good position to implement the structure; discussed other cities that have to go to a state-wide JPA; the shared governing board; flexibility to approach financings and use of tools when a multi-year need arises; streamlining the process; and the well-recognized tool most often employed by California cities.

Ryan Kaplan, PFM, noted that the JPA cannot act independently as it does not have revenue unless pledged to by Culver City; discussed wide acceptance on the market; the timeline; pricing; interest rates; the Barclay's term sheet; estimated amount; final maturity; ensuring the lowest cost while keeping a level payment by the City to the JPA; range of indicative yield; the make whole call; tax exempt bonds for City capital projects; traditional City infrastructure projects; indicative rates; bond restructuring; application for a City credit rating; the additional direct purchase premium; the offering document; traditional public sales vs. the current process; the indicative debt service or lease schedule; the request to approve financing and enter into the term sheet; and the blended rate for the two issuances.

Odis Jones, City Manager, provided context for the proposed financing; discussed delivering a balanced budget; generating alternative mechanisms to engage in; additional affordable housing efforts and financing deferred maintenance items; adding liquidity in the General Fund; enhancing current reserves; affordable housing projects; relieving the reserve requirement; JPA reimbursement of out of pocket expenses the City incurred associated with new projects; reimbursements back to the General Fund; covering expenses for the Housing and Human Services Department; adding liquidity to the General Fund; transfer of obligations; the request that the JPA fund additional affordable housing initiatives coming forward; deferred maintenance items; park system, sidewalk, and alleyway improvements; appropriate management of tree canopies; allowing delivery of a balanced budget and paying for one-time infrastructure investments; investments toward advancing affordable housing; catching up and advancing public improvement projects; overall benefit to Culver City; certainty provided with direct purchase; the market-competitive rate; engagement of Ernst and Young to create an overall financial plan for Culver City; the action before the City Council to allow creation of the JPA; City Council action as the JPA Board and the City Council determine whether to issue debt and how to spend proceeds; the budget process; market testing to evaluate obtainable interest rates and a competitive deal; and allowing for stability and flexibility.

Jeremy Bocchino, City Clerk, discussed the work of the Standing Governance Subcommittee to ensure efficiency and discussed a new process to allot ten minutes per Council Member per agenda item.

Discussion ensued between staff and Council Members regarding the City Council as the Board of Directors for the JPA; decisions made as to how the proceeds would be spent; ratification as part of the budget; concern that money could be given away with City Council approval; City Council determination of what appropriations look like; allowing for strategic investments in affordable housing and other public infrastructure projects; enhancing liquidity in the General Fund; current investment policy requiring the City Manager to provide a financial plan any time reserves go below the 30% threshold; the plan to have Ernst and Yong prepare a plan to submit to the City Council; the intent for the JPA to replenish the deficit; the repayment plan; the plan to conduct a stress analysis of the reserve; consideration of overall financial capacity of Culver City to meet financial obligations; the inability to produce a balanced budget this year without resources flowing back to the General Fund; taking a targeted approach through the JPA to balance the budget and replenish the contingency reserve to avoid layoffs and reducing services; money allocated to affordable housing projects; clarification that the newer developers are not asking for the same level of financial assistance; addressing priorities; elimination of the Redevelopment Agency; and allowing investment in deferred maintenance.

The following members of the public provided comments:

Marci Baun, Parks, Recreation and Community Services (PRCS) Commissioner speaking on her own behalf, discussed her opposition to formation of a JPA and bond issuance; concerns regarding the financing approach and extending more credit; proposed that Culver City stop giving away assets and hiring consultants that they do not listen to; discussed residents left holding the bag; and she proposed installation of guardrails.

Mayor Puza exited the dais.

Melissa Sanders echoed comments made by the previous speaker in opposition to the proposed financing; asked that Council Members pay attention to the people speaking; expressed concern with extending credit further; discussed fiscal responsibility; and individual Council Member responsibility for the debt.

Mayor Puza returned to the dais.

Meelana Pham, graduate student at the USC School of Social Work, expressed support for affordable housing in the community; discussed rent-burdened individuals; the recent fires; rising

costs; impact of housing costs on struggling families; encouraged Culver City to continue prioritization of funding for affordable housing; and she asked that a percentage of all new housing developments be reserved for affordable units for low and moderate income residents.

Patrick Godinez expressed appreciation to the City Manager for bringing the financial opportunity forward; discussed Jubilo Village; grants; and the new Housing Director with a specialty in fair housing.

Marta Valdez was called to speak but was not present in Council Chambers or online.

Jack Galanty expressed support for the proposed JPA formation with particular emphasis on infrastructure needs and noted the importance of addressing deferred maintenance.

Mike Cimmarrusti, Culver City Little League, discussed infrastructure needs at Bill Botts Field and he expressed support for the proposed financing as a means of addressing deferred maintenance at that facility.

Discussion ensued between staff and Council Members regarding common themes with other city-elected officials constantly looking for money; Capital Improvement Projects (CIPs) as generally not being funded out of the General Fund; depletion of contingency reserves and the Housing Authority Fund; support for the Wende Museum; level of trust; listening to community feedback; infrastructure needs in the parks; ensuring that money is not directed outside of what has been discussed; the state of fiscal emergency; proposed financing structure; the City's fiscal challenges; support for the JPA approach as an alternative to service reductions; the plan to budget to repay the debt obligation; implementation of a voter-approved utility tax to tax corporations for streaming; addressing duplicative efforts; maximizing efficiencies; process improvements; actuals vs. budget items; the importance of maintaining services while addressing deferred maintenance obligations; enhancements; and delaying initial payments by capitalizing interest to provide time to allow items to be realized within the framework of the City's budget.

Vice Mayor Fish exited the dais

Additional discussion ensued between staff and Council Members regarding concerns expressed about creating more debt; utilizing

revenue; applying cost measures to gain efficiencies for the debt service payment; financing terms; other cities experiencing difficulties due to the current situation; and agreement on the need to address Bill Botts Fields and other long-term infrastructure and service obligations.

Vice Mayor Fish returned to the dais.

Council Member O'Brien exited the dais.

Further discussion ensued between staff and Council Members regarding appreciation for the varied perspectives of community members; housing as a human right and the obligation to meet low and very low RHNA (Regional Housing Needs Assessment) numbers including investments in projects; extenuating circumstances with Jubilo Village; appreciation for a solution to move forward; and support for the innovation to meet the needs of Culver City.

Council Member O'Brien returned to the dais.

Discussion ensued between staff and Council Members regarding the opportunity for CIPs; allowing time for the public to provide feedback before committing to CIPs; the proposed process; ability to make adjustments; establishing a budget for the JPA; allocation and appropriation of monies; public feedback received; strategic goals and priorities; additional opportunity for dialogue; bond amount dependent on the list of projects; priority-based budgeting; length of the process; looking at bi-annual and multi-year budgets; combining efforts; infrastructure needs; the feeling that affordable housing is not a giveaway but rather a benefit to the entire community; affordable housing projects in Santa Monica; reserves in Culver City as higher than other area cities; the Ernst and Young study; and determining what Culver City needs and how resources can be leveraged over the next 30 years.

Additional discussion ensued between staff and Council Members regarding appreciation for work undertaken by staff and the financial advisory team; support for the proposed financing; significance of the action in addressing the City's long-term financial health; a request to include community members on the board; having the City Council act as the initial board; determining the appropriate balance; input about sidewalks; addressing accessibility issues; appreciation for the leadership of the new City Manager and for the community conversations; and responsibly managing major financial

obligations while creating a path to invest in critical infrastructure.

Further discussion ensued between staff and Council Members regarding allocating specific amounts to specific areas; proposed allocation after the JPA is established; the budget process for allocation; the ability to make adjustments; underwriting standards; involving the FAC (Finance Advisory Committee) in the process; the JPA as a separate entity; City Council direction; the need for a traditional CIP process; and identifying future infrastructure items.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND HOUSING AUTHORITY:

1. ADOPT RESPECTIVE RESOLUTIONS APPROVING THE JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE CITY AND THE HOUSING AUTHORITY FOR THE FORMATION OF THE CULVER CITY PUBLIC FINANCE AUTHORITY; AND,
2. AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO SIGN AND DELIVER THE JPA AGREEMENT ON BEHALF OF THE CITY, AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN AND DELIVER THE JPA AGREEMENT ON BEHALF OF THE HOUSING AUTHORITY; AND,
3. AUTHORIZE THE CITY MANAGER TO TRANSFER OR ASSIGN ANY AND ALL JUBILO VILLAGE PROJECT AGREEMENTS AND RELATED CITY OBLIGATIONS TO THE JPA AS SET FORTH IN THE CITY RESOLUTION.

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Item C-14  
(Out of Sequence)

**CC - Adoption of a Resolution Declaring an End to the Fiscal Emergency Declared on April 4, 2025.**

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION DECLARING AN END TO THE FISCAL EMERGENCY DECLARED ON APRIL 4, 2025.

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**CC:SA:HA:PA - ACTION ITEM: (1) Receipt and Filing of the Fiscal Year 2023-2024 Annual Comprehensive Financial Report (ACFR); (2) Receipt and Filing of the Fiscal Year 2023-2024 Popular Annual Financial Report (PAFR); (3) Receipt and Filing of the Fiscal Year 2024-2025 ACFR; (4) Receipt and Filing of Metro City of Culver City Annual Financial Report for Fiscal Years ended June 30, 2025 and 2024; (5) Receipt and Filing of Communication Letter from the City's Auditors, Lance, Soll and Lunghard LLP (LSL); (6) Receipt and Filing of LSL's Independent Auditor's Report on Internal Control Over Financial Reporting; (7) Receipt of Presentation from LSL; (8) Approval of a Professional Services Agreement with LSL Consulting & Advisory Department in an Amount Not-To-Exceed \$50,000 to Assist with Establishing Best Practices; (9) Approval of an Amendment to the City's Existing Professional Services Agreement with LSL Assurance Department for Additional Audit Services for the Fiscal Year 2025-2026 Audit and the Transportation Department in an Amount Not-To-Exceed \$50,000; and (10) Adoption of Resolution Amending City Council Policy 5002, Financial Policies to Establish a Requirement to Provide City Council with a Report on the ACFR by March 31 Each Year**

Odis Jones, City Manager, discussed the Fiscal Year (FY) 2025 City audit; disclosure to the governing body detailed in the City Council packet; mistakes made; ongoing efforts to establish greater financial acumen and ensure adequate staffing in the Finance Department; capacity challenges in meeting the growing complexities of the City's budget and finance operations; he disclosed that the City did not file its federal single audit for FY 2025 on a timely basis; and he introduced the City's independent auditor.

Ryan Domino, LSL, provided a presentation on the results of Culver City's annual financial audit; noted that LSL is in year two of its contract as the City's auditors; advised that the audit represented approximately 900 hours of work by audit staff, with an equivalent effort by City staff; discussed the respective responsibilities of management, the City Council, and the independent auditor in the audit process; federal funding received by Culver City requiring additional testing; the risk-based audit approach utilized; testing on areas of highest risk; the two-phased audit; audit procedures and results; the unmodified auditor's opinion issued for FY 2025 indicating that the amounts presented in the City's financial statements were materially correct and could be relied upon for

grant compliance, decision-making, and debt compliance purposes with no material weaknesses or instances of non-compliance identified; identification of one significant deficiency in internal controls; a non-recurring change in accounting policy applied for compensated absences that impacted every government in North America, resulting in a \$2.3 million reduction to the beginning net position of the City; and he reported that no disagreements with management arose in the application of accounting principles, no fraud, waste, or abuse was identified through audit testing procedures, and that nothing was brought to the auditors' attention by City staff.

Ryan Domino, LSL, discussed deficiency in the current design of control procedures that could allow a significant error to pass through if not corrected; ensuring the completeness and accuracy of financial records; post-closing adjustments made to the initial trial balance provided to the auditors; the repeat of the prior year's finding; he confirmed that all corrections were made and that the financial statements as presented are accurate as of June 30, 2025; discussed the corrective action plan provided by management outlining steps to resolve the finding; follow up during the FY 2026 audit; prior year findings; the FY 2024 audit identifying both a significant deficiency and a material non-compliance with federal requirements arising from the City's failure to file the Single Audit report with the federal government by the required deadline of March 31; the Single Audit ultimately filed on May 2, 2024 resulting in an automatic non-compliance finding; addressing underlying causes of the 2024 late filing; the repeat finding; recommendations for City Council consideration; authorizing the City Manager to remediate the control findings and ensure accurate financial reporting at year-end; engaging LSL's separate consulting and advisory department to provide assistance with the year-end book closing process and with complex transactions on an as-needed basis; amending the City's audit contract to provide a deeper review of the municipal bus line fund in connection with the FY 2026 audit, in light of additional findings released by LA Metro auditors in a concurrent audit of that fund; and authorizing the City Manager to approve an expanded scope audit for FY 2026, which would reduce the threshold amounts used for testing to a lower level, and increase the number of transactions tested to provide a greater level of assurance than a standard annual financial audit.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders expressed concern regarding the significant deficiency finding in internal controls; noted personal experience as an assistant to a CFO; concern with late filing and a repeat finding; and she recommended the City focus on tightening its compliance practices, particularly given the new financial commitments being undertaken and fiscal challenges facing the region.

Marta Valdez was called to speak but was not present in Council Chambers or online.

Jack Galanty expressed appreciation for the City's Valentine's Day community finance meeting; acknowledged Yolanda Gorman as instrumental in explaining the City's finances in an accessible manner that prompted him to engage with the City's financial information in a more comprehensive way than he had previously; commended the City Council for bringing the community in to learn about City finances; and he thanked the team that coordinated the presentation for conveying the information in a way that attendees were able to understand and retain.

Discussion ensued between staff and Council Members regarding appreciation to City Manager Jones, the new CFO, and all of staff that worked to ensure that the filings went in; continuing to move forward to ensure issues do not happen again; and appreciation for the path forward.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. RECEIVE AND FILE THE ATTACHED (1) THE FISCAL YEAR 2023-2024 ACFR (2) THE FISCAL YEAR 2023-2024 PAFR; (3) THE FISCAL YEAR 2024-2025 ACFR; (4) LSL COMMUNICATION LETTER; (5) LSL INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND (6) METRO - CITY OF CULVER CITY ANNUAL FINANCIAL REPORT FOR FISCAL YEARS ENDED JUNE 30, 2025 AND 2024; AND,
2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH LANCE, SOLL & LUNGHARD, LLP CONSULTING & ADVISORY DEPARTMENT IN AN AMOUNT NOT-TO-EXCEED \$50,000 TO ASSIST WITH ESTABLISHING BEST PRACTICES AND OTHER ACCOUNTING SERVICES FOR FISCAL YEAR 2025-2026; AND,
3. APPROVE AN AMENDMENT TO THE CITY'S EXISTING PROFESSIONAL SERVICES AGREEMENT WITH LANCE, SOLL & LUNGHARD LLP ASSURANCE DEPARTMENT FOR ADDITIONAL AUDIT SERVICES FOR THE FISCAL YEAR

2025-2026 AND THE TRANSPORTATION DEPARTMENT IN AN AMOUNT NOT-TO-EXCEED \$50,000; AND,

4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,

6. ADOPT A RESOLUTION AMENDING CITY COUNCIL POLICY 5002 (FINANCIAL POLICIES) TO ESTABLISH A REQUIREMENT TO PROVIDE CITY COUNCIL WITH A REPORT ON THE ACFR BY MARCH 31 EACH YEAR.

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Item A-3

**CC - Discussion of Modifications to the Special Events Grant Policy 2502 and Direction to the City Manager as Deemed Appropriate**

Edgar Varela, Special Events Manager, discussed modifications to the Special Events Grant Policy 2502; key highlights including allowing multi-year approval of some of the larger events in order to provide financial continuity, expanding direct cash funding for events, simplification to the tier structure, changes to some of the wording related to insurance to ensure that larger signature events have insurance in place with insurance applications approved prior to the City engaging in our marketing efforts, allowing for street banners, social media, and marketing; and consideration by the Economic Development Subcommittee as well as the Special Events Subcommittee.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Melissa Sanders was called to speak but was not online or present in Council Chambers.

Jack Galanty discussed his experience helping run Culver City Pride; expressed support for the proposed three-year agreement and for updates to the special event grant process that help streamline event planning and allow producers to better prepare and organize their events; discussed providing greater certainty around funding and organization for large-scale annual events;

endorsed the comments made by Edgar Varela regarding the City's event programming; highlighted the updates to insurance wording as providing clearer, more streamlined options for event producers of all sizes; and he thanked the Economic Development team for their work.

Discussion ensued between staff and Council Members regarding support for the proposed changes; appreciation for the work of the subcommittee and staff; items for future consideration including standardizing public safety fees for grassroots events, development of a consistent formula for determining costs based on factors such as attendance, venue, and event type, and creation of an objective process for evaluating off-cycle special event sponsorship requests; inequity with the current practice of bringing individual requests directly to the City Council; and better serving applicants with a subcommittee review process including an objective analysis framework.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their work and to the community for the connection their efforts foster; staff examination of public safety fees and ways to reduce them; the challenge of standardizing the off-cycle request process; general openness to most off-cycle requests that are for the \$1,000 City sponsorship when they are not commercial in nature; the importance of ongoing public education and outreach to encourage applicants to submit during the annual cycle; support for the proposed policy as forward-looking and likely to reduce administrative burden on staff; and a suggestion to implement an intake form to track off-cycle submissions, collect basic event information, and identify patterns over time that could help the City better educate applicants and respond more effectively.

Further discussion ensued between staff and Council Members regarding clarification that no intake form currently exists for off-cycle requests; the current practice of collecting off-cycle requests and following up with those applicants when the annual application period opens; the growing event profile of Culver City that contributes to an increase in late requests; agreement on the value of improved tracking; development of strategies to better educate the public about the application process; and the current special events grant application open through April 24.

Discussion ensued between staff and Council Members regarding support for developing an intake form for off-cycle requests that could be evaluated by the subcommittee and, if appropriate, advanced to the full City Council; implementation of fee structures the prior year; pre-meetings with CCPD and CCFD to provide returning event organizers with advance awareness of anticipated fees; and stabilizing fee structure as events with consistent infrastructure are better able to anticipate their costs year over year.

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO RETURN WITH A RESOLUTION FOR APPROVAL.

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Item A-4

**CC - (1) Receipt and Review of the Downtown Culver City Entertainment Zone Management Plan; (2) Introduction of an Ordinance Amending Culver City Municipal Code (CCMC) by Adding a New Chapter 11.35 and Amending Section 13.03.025; and (3) Direction to the City Manager as Deemed Appropriate**

Luis Gonzalez, Economic Development Project Manager, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public provided comments:

Darrel Menthe, Culver City Downtown Business Association (DBA), thanked staff for their work; expressed support for the proposed entertainment zone; noted that the DBA had proposed the concept approximately thirteen months prior; characterized the proposal as a pilot project expected to benefit the entire downtown area during special events; acknowledged that the DBA had significant implementation responsibilities; and requested ongoing feedback regarding what is and is not working be provided to the DBA as the program is rolled out, noting that the process would be dynamic.

Jack Galanty, speaking on behalf of Culver City Pride, expressed support for the proposed entertainment zone program; discussed creating more vibrant and connected events in the downtown area; economic benefits to downtown businesses; keeping the events low-cost, public, and community first; capturing event-day

spending; creating a festival atmosphere for signature City-sponsored events; and the success of similar programs in other cities resulting in significant increased foot traffic to local businesses.

Discussion ensued between staff and Council Members regarding learning during the pilot program process; safety concerns related to people interacting with traffic; costs to close streets; the safety plan for activations without street closures; deployment of law enforcement officers and private security personnel with an observe-and-report assignment; signage at zone entrances and exits; consideration of street closures with a smaller footprint during the pilot program to address concerns with vehicular traffic within the proposed zone boundary; the proposed management plan; financial commitments for the DBA including private security, branded cups, branded wristbands, signage and collaboration with an outside organization to activate the zone; the management plan that outlines program objectives, implementation requirements, and roles and responsibilities for the City, the DBA and participating businesses; discretion as to which events are included; moderation to ensure events go well; other cities where events take place in an open street format; use of Third Wednesdays for the first activation; and the expectation that patrons get a drink and move toward event areas rather than congregating on sidewalks.

Michael Cobden, Deputy City Attorney, clarified that the existing laws governing overserving and public intoxication would remain fully in effect and would not be modified by the proposed ordinance; and he noted that the ordinance would relax only the specific rule prohibiting patrons from leaving a licensed premise with a beverage container, as required to allow the entertainment zone to function.

Additional discussion ensued between staff and Council Members regarding patrons moving through an open entertainment zone as consuming less alcohol than those remaining seated at a bar for an extended period before entering the public space; bringing business to restaurants and bars during activities; complaints that the Car Show does not bring business to downtown; size of the proposed business zone as comparable to the size of the Santa Monica Promenade; the distinction that Santa Monica's Promenade entertainment zone operates on a protected, car-free street, whereas the proposed Culver City zone would not include a full street closure; being mindful of differences during the pilot program; appreciation for the work of staff; potential

for the entertainment zone to drive foot traffic from street events into downtown restaurants and bars; the importance of public safety; appreciation to staff and the Mayor for their work and partnership on the item; confidence in the leadership of the DBA; and adjustments to be made as the pilot proceeds.

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE AMENDING THE CULVER CITY MUNICIPAL CODE BY ADDING A NEW CHAPTER 11.35 AND AMENDING SECTION 13.03.025 RELATING TO THE ESTABLISHMENT OF AN ENTERTAINMENT ZONE.

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Item A-5

**CC - (1) Discussion of Professional Services Agreement with Good Guard Security, Inc. for Security Services at City Council Meetings, and Potential Alternative Uses for the Funding Allocated to that Agreement; and (2) Direction to the City Manager as Deemed Appropriate**

Adam Ferguson, Deputy Director of Parks, Recreation and Community Services (PRCS), provided a summary of the material of record.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Latrice Prudent, owner of a Culver City security guard management company, discussed gaps in the security practices currently being carried out under the Good Guard contract; deficiencies observed when she and members of her team and the community have tested Good Guard security protocols; recommended that the number of guards be reduced and that the contract and policies and procedures be re-evaluated; and urged the City to consider using a local business that pays City taxes, noting that locally-based companies cannot compete with the lower hourly rates offered by outside firms, and that selecting solely on the basis of cost disadvantages small businesses operating in the community.

Discussion ensued between staff and Council Members regarding background and rationale for implementing security screening at Council Chambers in August 2024; multiple other City meetings without a security presence; consistency with the goal of

protection; being clear on the intent; studies on the impact of metal detectors; understanding what money is being spent on, why, and its effectiveness; history of the Good Guard contract; the current contract term; the Request for Proposals (RFP) process; theft of the bronze plaques; expansion of security services at Veterans Memorial Building and associated park patrols; the state of the country; the high profile nature of City Council meetings; the feeling of safety with CCPD present; openness to evaluation at the end of the contract; implementation in response to a controversial issue being discussed at City Council meetings that drew large, passionate crowds; responsibility of CCPD to assess threats and public safety; confiscation of a taser in Council Chambers prior to implementation of the screening program; current layered security measures in line with industry standards and best practices for general City Council meetings; and Federal Transit Administration requirements for a security guard at the City yard on Jefferson.

Additional discussion ensued between staff and Council Members regarding community feedback indicating that implementation was a reaction to ceasefire resolution requests; concerns with a perception that some people are more threatening than others; lack of security prior to August 2024; practices of other area cities; support for reducing the security footprint; the feeling that the current practice does not increase a feeling of safety; annual cost for coverage at the Kirk Douglas Theater and City Hall; putting cost savings back into the General Fund; allowing the contract to expire; support for safety; the feeling of a place; protecting people vs. deterring them; political violence in society; deferring evaluation of the contractor to the RFP process at the end of the three-year term; support for the recommendation of the Chief; Culver City as potentially being an outlier in terms of security; and consensus was achieved to adopt the CCPD recommendation to remove one security guard, let the contract run out, and then engage in an RFP process.

MOVED BY MAYOR PUZA AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL:

1. ADOPT THE CULVER CITY POLICE DEPARTMENT'S RECOMMENDATION TO REDUCE THE NUMBER OF SECURITY GUARDS ASSIGNED TO CITY COUNCIL MEETINGS FROM FOUR TO THREE; AND,
2. ALLOW THE EXISTING CONTRACT WITH GOOD GUARD SECURITY TO EXPIRE AT THE CONCLUSION OF THE CURRENT TERM; AND,

3. DIRECT STAFF TO ISSUE A REQUEST FOR PROPOSALS FOR SECURITY GUARD SERVICES UPON EXPIRATION OF THE CONTRACT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, O'BRIEN, PUZA, VERA  
NOES: NONE  
ABSTAIN: MCMORRIN

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**Public Comment - Items Not on the Agenda (Continued)**

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Vanessa Rahemian, USC graduate social work student, discussed language barriers experienced by residents with limited English proficiency in accessing social services in Culver City, including mental health support, housing resources, and other assistance; concern with placing an inappropriate burden on children who are asked to translate for their families; she acknowledged Culver City's diversity; and encouraged the City to continue improving language access by expanding translation services, simplifying materials, and making resources more accessible to all residents.

Joy Rodriguez was called to speak but was not present in Council Chambers or online.

Marci Baun was called to speak but was not present in Council Chambers or online.

Michelle Perkins was called to speak but was not present in Council Chambers or online.

Oscar Rodriguez was called to speak but was not present in Council Chambers or online.

Gary Mandell, Boulevard Music provided background on his business noting that it is a licensed theater; discussed his history as producer of the Culver City Music Festival at the City Hall Courtyard for 19 years during which time he directed concertgoers away from residential neighborhoods and toward City parking structures; expressed concern and surprise upon learning of plans to remove parking on the east side of Sepulveda Boulevard as part of the Sepulveda Connect project, noting the

absence of any plan to accommodate displaced vehicles; and on behalf of businesses on Sepulveda Boulevard, called for an environmental impact report to be conducted.

Lorri Horn expressed concern that eight senior citizens who had attended the meeting to provide public comment were unable to do so and had to leave before being called; acknowledged the need to divide public comment time in the interest of advancing other City business; noted accommodations made for students who attend to speak; wanted to be part of a community that honors and respects the voices of seniors and recognizes their unique need to return home at a reasonable hour; and noted that her own comments concern parking equity and access consistent with topics raised by the seniors who had departed.

Frida Dilonell expressed disappointment that community concerns regarding the Better Overland Project were not being taken seriously; noted speaking on behalf of Windsor Fountains residents and petition signatories on multiple occasions since 2024; discussed opposition to the project including over 3,000 signatures; Culver City data showing approximately 15,000 vehicle trips compared to roughly 20 bicyclists per day on the corridor; expressed opposition to narrowing the corridor, removing curb access, eliminating right-turn lanes, and removing parking to install protected bike lanes; discussed CEQA requirements to mitigate noise and light impacts to resident sleeping areas; questioned whether a proposed pedestrian signal would be relocated away from bedroom windows at Windsor Fountains; noted that she has a medically documented condition significantly impacted by noise and light; and she requested that the City produce a revised plan protective of all community members.

Ed Conway was called to speak but was not present in Council Chambers or online.

Ron Ostrin was called to speak but was unable to unmute.

Meelana Pham was called to speak but was not present in Council Chambers or online.

Rebecca Rona-Tuttle was called to speak but was not present in Council Chambers or online.

Jim Shanman was called to speak but was not present in Council Chambers or online.

Patrick Godinez was called to speak but was not present in Council Chambers or online.

Mayor Puza exited the dais.

Dora Rivas was unable to unmute.

Steve G. was called to speak but was not present in Council Chambers or online.

Peggy Cullinane was called to speak but was not present in Council Chambers or online.

David Hayens was called to speak but was not present in Council Chambers or online.

Robert Moh was called to speak but was not present in Council Chambers or online.

Therese Hunsberger was called to speak but was not present in Council Chambers or online.

Ron Ostrin was called to speak but was unable to unmute.

Mayor Puza returned to the dais.

Dora Rivas discussed the Better Overland Project; particular concern for participants in the LA Goal program at 4411 Overland; the existing hazardous driveway configuration and proposed changes that would worsen access conditions; she challenged the bicycle count data cited in the project's supporting studies, noting that her own monitoring found fewer than 20 bicyclists per day; expressed concern that the City's studies and expenditures do not accurately reflect actual corridor usage which she has regularly monitored; and urged the City Council to leave Overland Avenue as it is and redirect tax dollars toward repairing streets and sidewalks.

Marta Valdez was called to speak but was not present in Council Chambers or online.

Jack Galanty was called to speak but was not present in Council Chambers or online.

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**Items from Council Members (Continued)**

None.

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**Council Member Requests to Agendize Future Items**

Council Member O'Brien received clarification that the fee schedule would be coming before the City Council on May 26, 2026, and received unanimous consensus to agendize exploration of an increase to the City's Transient Occupancy Tax (TOT) rate, noting that neighboring cities maintain higher TOT rates and that an increase could generate additional revenue.

Vice Mayor Fish received unanimous consensus to explore a parking facilities tax on private parking garages as an additional source of revenue.

Discussion ensued between staff and Council Members regarding block party fees and ensuring that the fee schedule discussion be a holistic conversation about City fee subsidies rather than focusing on individual line items, in order to provide a comprehensive picture of what the City elects to subsidize.

Councilmember Vera requested, but did not receive, consensus to hold or table the Better Overland Project pending a comprehensive traffic study, citing concerns raised by seniors and community members in attendance; he noted anticipated construction at the Virginia lot; and potential adverse impacts on the City's aging population.

Discussion ensued between staff and Council Members regarding amount of community engagement; length of time the project has been studied; and comprehensive study conducted for a corridor of its length, including an extensive community engagement process.

Councilmember McMorris received consensus from Mayor Puza, Vice Mayor Fish, and Council Member O'Brien to agendize consideration of the Tenant Opportunity to Purchase Act (TOPA) and the Community Opportunity to Purchase Act (COPA); described policies empowering tenants and nonprofits to purchase rental properties when a landlord elects to sell, with the goals of preventing displacement, preserving affordability, and creating permanent affordable housing; noted that the policies have been identified as best practices in cities including San Francisco and

Washington, D.C.; and she referenced previous discussion by prior City Councils.

Mayor Puza received consensus from Vice Mayor Fish and Council Members McMorris and O'Brien to agendaize consideration of a letter of support for AB 1903, described as a measure aimed at expanding homeownership opportunities by reducing housing costs, rewarding high-quality construction, and allowing builders to correct defects in newly constructed homes before triggering costly litigation; received unanimous consensus for a presentation by the Los Angeles County Department of Social Services on CalFresh during CalFresh Awareness Month; noted that the program is anticipated to see changes due to pending federal legislation; received consensus from Vice Mayor Fish and Council Member McMorris to explore a residential construction minimum wage program including legal protections for undocumented workers; noted that Los Angeles County is estimated to be short approximately 50,000 construction workers needed to meet housing production demand; and he discussed the first step to study the effects of implementing a minimum wage for mid-size residential construction projects of 10 units or fewer and less than 85 feet in height

Discussion ensued between staff and Council Members regarding clarification that the minimum wage subcommittee is currently on hold pending legal guidance.

The following future agenda items were agreed upon:

- receive a report from staff on establishing a Youth Advisory Committee (O'Brien)
- exploration of an increase to the City's Transient Occupancy Tax (TOT) rate (O'Brien)
- exploration of a parking facilities tax on private parking garages as an additional source of revenue (Fish)
- consideration of the Tenant Opportunity to Purchase Act (TOPA) and the Community Opportunity to Purchase Act (COPA) (McMorris)
- consideration of a letter of support for AB 1903 (Puza)
- receipt of a presentation by the Los Angeles County Department of Social Services on CalFresh during CalFresh Awareness Month (Puza)
- consensus to explore a residential construction minimum wage program including legal protections for undocumented workers (Puza)

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Councilmember Vera requested that the meeting be adjourned in memory of Tina Mollica, a longtime family friend and dedicated contributor to Culver City and the Sister City Committee.

Councilmember McMorris requested that the meeting be adjourned in memory of Coral Springs Vice Mayor Nancy Mather Bowen, who was killed by intimate partner violence; cited the statistics indicating that approximately three women per day are killed by intimate partner violence in the United States; shared her personal connection with Ms. Bowen through participation in the Young Elected Officials network and other leadership organizations; described Vice Mayor Mather Bowen as an ardent advocate for working people and justice and a fellow HBCU alumna; noted that her family has endured profound grief, including the loss of her brother, a Parkland shooting survivor who later died by suicide; and she called on the community to do more to address domestic violence and support all survivors.

**Adjournment**

There being no further business, at 11:57 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Tina Mollica and Nancy Mather Bowen to a regular meeting to be held on April 27, 2026.

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Jeremy Bocchino  
CITY CLERK of Culver City, California  
EX-OFFICIO CLERK of the City Council and SECRETARY of the  
Successor Agency to the Culver City Redevelopment Agency  
Board, Redevelopment Financing Authority, Culver City Parking  
Authority and Culver City Housing Authority Board  
Culver City, California

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FREDDY PUZA  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board,  
Redevelopment Financing Authority, Culver City Housing  
Authority Board, and Culver City Parking Authority

Date: \_\_\_\_\_