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

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

May 19, 2014
4:00 p.m.

Call to Order & Roll Call

Mayor/Chair Sahli-Wells called the meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Housing Authority Board and Parking Authority Board to order at 4:03 p.m.

Present: Meghan Sahli-Wells, Mayor/Chair
Micheál O'Leary, Vice Mayor/Vice Chair*
Jim B. Clarke, Councilmember/Boardmember
Jeffrey Cooper, Councilmember/Boardmember
Andrew Weissman, Councilmember/Boardmember

* Vice Mayor/Vice Chair O'Leary arrived at 4:26 p.m.

Carol Schwab, City Attorney, requested that the City Council and Successor Agency to the Culver City Redevelopment Agency Board recess to closed session to consider an item requiring immediate action that arose after the posting of the agenda to consider possible initiation of litigation under Government Code Section 54954.2(b)2. Addition of this item to the agendas requires a 2/3 vote.

MOVED BY COUNCILMEMBER CLARKE AND SECONDED BY COUNCILMEMBER COOPER THAT THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE CULVER

CITY REDEVELOPMENT AGENCY BOARD RECESS TO CLOSED SESSION TO CONSIDER AN ITEM REQUIRING IMMEDIATE ACTION THAT AROSE AFTER THE POSTING OF THE AGENDA. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: O'LEARY

As a result, the following item was added to the agendas of the City Council and the Successor Agency Board:

Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – 1 Matter
Pursuant to Government Code Section 54956.9(d)(4)

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Recess/Reconvene

The City Council/Successor Agency Board recessed to Closed Session from 4:05 p.m. to 4:11 p.m.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Chief Financial Officer Jeff Muir.

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Report on Action Taken in Closed Session

Mayor Sahli-Wells indicated nothing to report out of closed session.

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Community Announcements By City Council Members/Information Items From Staff

Councilmember Clarke received clarification that information on capital projects would be included in the Public Works presentation.

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Joint Public Comment – Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Receipt and Filing of Correspondence

Martin Cole, Assistant City Manager/City Clerk, reported correspondence received from Seth Horowitz of the Culver Hotel who was unable to be present at the meeting due to an injury he sustained earlier in the day.

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY COUNCILMEMBER CLARKE THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: O'LEARY

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Joint Action Items

Item JA-1

JOINT CITY COUNCIL AND SUCCESSOR AGENCY BOARD AGENDA ITEM: (1) Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of "An Affair of the Arts" Event Produced by The Whole 9; (2) Approval of a Related License Agreement for Use of Successor Agency-Owned Property (Parcel B) for the Event

Mayor Sahli-Wells invited public participation.

The following member of the audience addressed the City Council:

Lisa Schultz, The Whole 9, reported that all of their efforts supported the Peace Project, a non-profit, with the proposed event helping fund the houses being built in the Philippines to help hurricane victims; she discussed promotional support; banners distributed; and she hoped to partner with the City and begin hanging banners next week.

Jeremy Green, Management Analyst, read a written comment submitted by:

Seth Horowitz

Discussion ensued between staff and Councilmembers regarding participating food trucks; business licenses; applicant responsibility for fabrication and installation of the banners; the transfer of Parcel B; concern that the City would not own Parcel B in September; discussions with Combined Properties regarding use; indemnification; use of Parcel B for filming; and film revenue.

Responding to Councilmember Cooper, Lisa Schultz discussed alternative locations; the event as a community building project; and integrating the event into the businesses to provide more value.

Additional discussion ensued between staff and Councilmembers regarding a cut-off date for use of Parcel B; discretion of Combined Properties for use of the property once the property is transferred; clarification that Combined Properties cannot be compelled to agree to the use; and skepticism that the property would be transferred by September.

MOVED BY COUNCILMEMBER CLARKE AND SECONDED BY MAYOR SAHLI-WELLS THAT THE CITY COUNCIL:

1. DETERMINED TO SUPPORT THE AN AFFAIR OF THE ARTS EVENTS IN THE AMOUNT OF $1,050 FOR EACH EVENT {Waiver of the City’s $170 special event application fee; Waiver of the City’s water ($155) and power ($550) utility hookup, disconnection and use fees; Waiver of the City’s trash bin rental, delivery and collection fees amounting to $175}; AND,

2. DETERMINED THE CRITERIA ESTABLISHED FOR CITY SPONSORSHIP OUTLINED IN CCMC 17.330.040.B.7 HAVE BEEN MET AND DESIGNATED THE “AN AFFAIR OF THE ARTS” EVENTS AS CITY-SPONSORED EVENTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE

ABSENT: O'LEARY

MOVED BY MEMBER CLARKE AND SECONDED BY CHAIR SAHLI-WELLS THAT THE SUCCESSOR AGENCY BOARD:

1. APPROVE A LICENSE AGREEMENT FOR USE OF THE 9300 CULVER BOULEVARD PARKING LOT FOR THE "AN AFFAIR OF THE ARTS" FESTIVALS AT THE STANDARD RENTAL RATE OF $500 PER EVENT AND INCLUDING A PROVISION IN THE AGREEMENT ALLOWING FOR A CONTINGENCY IN THE CASE PARCEL B HAS BEEN TRANSFERRED TO COMBINED PROPERTIES; AND,

2. AUTHORIZE SUCCESSOR AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSENT: O'LEARY

Mayor Sahli-Wells discussed the previous event; participating businesses; appreciation for being provided with the banner design; and she requested that staff bring Parcel B to the City Council for discussion before any additional items come forward.

* Vice Mayor O'Leary joined the meeting at 4:26 p.m.

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Item JA-2

JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/ PARKING AUTHORITY AGENDA ITEM: Consideration of the City Manager's/Executive Director's Proposed Budget for Fiscal Year 2014/2015

Mayor Sahli-Wells discussed the schedule for consideration of the budget and opportunities for public input.

John Nachbar, City Manager, introduced the item and discussed a proposal from the Carlyle Group regarding freeway signage.

Discussion ensued between staff and Councilmembers regarding having the Economic Development subcommittee consider the item first; City Council approval or disapproval of the concept; and a request to conduct a comprehensive legal analysis. Because of the significant nature of the concept and potential for significant application of staff time, the City Manager requested the full City Council initially consider the item. The City Council concurred and directed the City Manager to place an item on a future agenda to allow the City Council to discuss the concept.

Chris Sellers, Fire Chief, presented the proposed 2014-2015 Fire Department budget.

Discussion ensued between staff and Councilmembers regarding appreciation for the incorporation of changes; increases to deferred compensation; emergency preparedness; increases in overtime; the Entrada Project; costs associated with staffing an additional paramedic van; the role of Councilmembers in an emergency; hazardous materials; Southern California Hospital; wait times; financial challenges; clarification that Assistant Chief White would take over on the Brotman Board upon the retirement of Chief Sellers; the requirement that the Fire Department stay with the patient until a bed or chair is available; expanding existing emergency rooms; ensuring that private ambulance companies being used hold current Culver City licenses; “gypsy” ambulances; County certified ambulances; and appreciation to staff for their responsiveness to concerns.

Scott Bixby, Interim Police Chief, presented the proposed Police Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding the current towing contract; in-car cameras; the AB 109 Task Force; the Explorer Program; loss of the Juvenile Diversion Program; response time; sworn officers; grants; asset seizure; Urban Areas Security Initiative Funds; Councilmember support in the UASI process; the Police Department Needs Assessment; online incident reporting; community town hall meetings; capital construction refurbishment costs; automatic license plate readers and parking enforcement; increases to laundry charges; overtime in Police Communication; the grants process; creating a Joint Powers Authority to become more competitive; the Bicycle Master Plan; the Safe Routes to School Plan;

enforcement of jaywalking and cycling rules; education; appreciation of residents and the City Council for the work of the Police Department; false alarm charges; privacy concerns with regard to license plate readers; the partnership with Culver City Unified School District; response time; the “Idaho Stop;” and the perception of Culver City as being the safest City in Los Angeles County.

Mayor Sahli-Wells invited public comment.

No speaker cards were received and no speakers came forward.

Sol Blumenfeld, Community Development Director, presented the proposed Community Development Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding the rise in contractual services; proposed improvements to Airport Marina Ford; rail spur parking; the Warner lot; the decrease in building permits; the Venice Parking lot; disposition of the property; the Baldwin Motel site; public notice lists; Homeowner Associations; working with other departments; the Hayden Tract; parking deficiencies; repurposing properties; amenities; the industrial designation; sensitive receptors; housing; the General Plan Update; long term planning; Transit Oriented Development; entitlements to Parcel B; Culver Studios; vested rights; the Screenland Project; ingress and egress; seeking an exemption; interactive mapping; GIS software; extended work hours; preservation of the affordable housing program; Upward Bound; paving or vacating alleys; a trolley system; fluctuations in certain fees; one-time expenditures; the Summer Music Festival; evaluation of permit fees; appreciation for taking City Council comments into consideration; fiber optics; reprinting the budget after incorporating changes; reprogramming homeless funds; the inventory of commercial properties for lease; CoStar; groups looking for space to rent for events; Departmental Special Supplies; Fiscal Services; the Triangle Project; Washington/National; building the parking first; the transfer of parking to Ince and back; accommodating Expo; procedures; amenities in the Hayden Tract; making a cul-de-sac on Higuera; code compliance for restaurants; storm water requirements; odors on Irving; code enforcement; the inspection process; site inspections; transparency; the mortgage assistance program; monitoring; St. Joseph’s Outreach; and appreciation to staff for their hard work.

Art Ida, Transportation Director, presented the proposed Transportation Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding that fact that the fleet has been ranked the #1 Best Fleet in North America; demand; Playa Vista transit mitigation funds; the Georgetown University Competition; determining public interest in having a trolley in the City; transportation administration; preventative maintenance; volatility of funding; clarification on figures; the shuttle service; contractual services; appreciation for added detail in the report; pedi-cabs; increases in training; allocation of expenses; realignments; the FTA subproject account; liability insurance claims; Loss Run History; Physical Damage Property Insurance; tracking costs; increased accidents; the marketing program; clarification that no General Funds support the department; increased ridership; movement between line items; proper identification of expenses; the Elite Fleet Competition; Fleet Manager of the Year; electric buses; fleet age; police department vehicles; marketing and consulting services; demographics; bus traffic into the Hayden Tract; ridership counts; pinpointing locations; real time bus arrival information; technologies compatible with neighboring transit agencies; taking a regional approach; the transportation bill under consideration in Washington, D.C.; emphasis on rail systems; the systems analysis; future development; transit hubs; TAP cards; first and last mile; connecting people to transit; bike sharing; and outreach and communication.

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Recess/Reconvene

Mayor Sahli-Wells called a brief recess from 7:32 p.m. to 7:54 p.m.

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Item JA-2
(Continued)

JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/ PARKING AUTHORITY AGENDA ITEM: Consideration of the City Manager's/Executive Director's Proposed Budget for Fiscal Year 2014/2015

Dan Hernandez, Parks, Recreation and Community Services Director, presented the proposed Parks, Recreation and Community Services Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding landscaping; efficiency; improvements; a potential site for a community garden; Caltrans property; Veterans Memorial; the exterior marquee; using the tower as a standing marquee; the elevator; ADA compliance; Santa Monica park ID cards; Teen Center and Senior Center Association membership cards; the skateboard park; Fiesta La Ballona; Prop A maintenance and services; exploring and developing youth sports programs; the use of RoundUp; field maintenance; the walkways at Blanco Park; partnering with the School District; creating a fund for replacement; facility use fees; Nixle alerts; the Metro Bike Path; pesticide use; the West L.A. College bio-filtration project; storm water mandates; concern with the privatization of public spaces; organized sports; fundraising and partnerships to identify alternative revenue sources for improvements; and improvements to the sound system at Veterans Auditorium.

Additional discussion ensued between staff and Councilmembers regarding the proposed budgets; changes to the budget; the final draft; and online access to the budget.

Charles Herbertson, Director of Public Works/City Engineer, presented the proposed Public Works Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding palm tree replacement; sidewalks; root growth; growth inhibitor; addressing deferred maintenance; the sidewalk grinding program; private repair of sidewalks; publicity and outreach; priority; storm water issues; the Street Tree Master Plan; Chinese Elms; concern with having too many of the same kind of tree; the Urban Forest Management Plan; appropriate diversity; allergies caused by the trees; Plan Check Fees; interest and penalties; Special Services; replacement bins; slurry seal; restaurant inspections; the County drain downtown; installing curtains in the catch basins; addressing odors; creating a channel; working with the County; the Georgetown University Competition; criteria for the prize; Energy Coalition partners; the bio-swale; grants; incorporating green street concepts; rainwater infiltration; holiday banners; overall expenditures; maintenance operations; street permits; the adjusted budget column; revenue estimates; actuals; the Work Plan; the Tree Succession Plan; long-term planning; community input and involvement; addressing tree removal and replacement; the Parkway Ordinance; installation of parking meters; street sweeping hours; posting a list of streets that are up for repair or resurfacing along with a schedule of tree trimming online; the Walker Parking Study; the final disposition of the parking facilities; slowing down traffic on Sawtelle; discussions with the City of Los Angeles; the extension of the bike path on Jefferson; the Culver Boulevard realignment program; the lawn at City Hall; taking a phased-in approach; following the Santa Monica model illustrating resources used to create a green lawn; monthly showcases and awards to houses that implement water conservation; the amount budgeted for ficus tree replacement; TMSS Gap Closure; the traffic camera monitoring system; making changes to traffic timing; appreciation for staff responsiveness; the inclusion of capital improvements; the tipping point for pavement; road maintenance; the Safe Routes to School project; Hetzler Road; awards received by Public Works; and appreciation to staff for their hard work and many accomplishments.

Serena Wright, Human Resources Director, presented the proposed Human Resources Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding goals for training and development; the total compensation study; the employee picnic; availability of doctors; and the Wellness Fair.

Michele Williams, Chief Information Officer, presented the proposed Information Technology Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding the importance of social media in recruiting applicants to Commissions and Committees; reconsidering the effectiveness of print media; efficiency; money spent; public noticing requirements; state legislation and the City Charter; incorporating printed materials onto the Internet; GO Request; online permitting; fiber optics; wi-fi at Vets; technology to manage parking; appreciation for the responsiveness of the department, improvements made and increased communication; providing options for upgrading the system to the City Council; and wi-fi on buses.

Martin Cole, Assistant City Manager/City Clerk, presented the proposed budget for the City Council, City Manager and City Clerk Departments for 2014-2015.

John Nachbar, City Manager, discussed Cultural programming and staff, and funding.

Discussion ensued between staff and Councilmembers regarding the Summer Concert Series; staffing the Cultural Affairs Commission and effects to the Transportation Department; voting by mail; same day registration; provisional ballots; consensus to investigate new City Council meeting minute coordination software; the part-time employee for passports; establishing an appointment only schedule for passport acceptance services; paying a premium for expedited passport service; determining the number of passport customers served that are Culver City residents; Federally set fees for passports; support for conducting a study to determine the economic benefits of cultural affairs; re-starting the Maintenance of Public Art program; administrative approval of fiber optics projects; grants management; the Centennial; legislative strategies; capital construction; City Hall; the pipeline negotiations; repair of the voting system; appreciation to staff for their responsiveness and diligence; and the bi-weekly report.

Carol Schwab, City Attorney, presented the proposed budget for the City Attorney’s Office for 2014-2015.

Discussion ensued between staff and Councilmembers regarding the ice rink designation; the agenda planning calendar; litigation updates; the e-cigarette ordinance; potential legal challenges regarding fracking; public nuisance abatement enforcement; and appreciation to staff for their efforts.

Jeff Muir, Chief Financial Officer, discussed changes made to the proposed Finance Department budget for 2014-2015.

Discussion ensued between staff and Councilmembers regarding congratulations on transparency efforts; the Finance Advisory Committee; acknowledgement for time spent on redevelopment issues; the Long Range Asset Management Plan; positive feedback from the public for the Business License Department; and appreciation for the long range view of the City’s finances.

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

Councilmember Cooper received consensus to agendize a discussion of other options for the fireworks show with the Exchange Club.

Discussion ensued between staff and Councilmembers regarding a potential admission charge and a request that a budget be presented for the discussion.

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Adjournment

There being no further business, at 11:19 p.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Housing Authority Board, and Parking Authority Board adjourned their meeting to Tuesday, May 27, 2014 at 7:00 p.m.

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Martin R. Cole
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, CULVER CITY HOUSING AUTHORITY BOARD, AND
CULVER CITY PARKING AUTHORITY BOARD
Culver City, California

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California and CHAIR of THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD, CULVER CITY HOUSING AUTHORITY BOARD, AND CULVER CITY PARKING AUTHORITY BOARD

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

May 27, 2014
5:30 p.m.

Call to Order & Roll Call

Chair Sahli-Wells called the meeting of the Successor Agency to the Culver City Redevelopment Agency Board to order at 5:30 p.m.

Present: Meghan Sahli-Wells, Chair
Micheál O'Leary, Vice Chair
Jim B. Clarke, Board Member
Jeffrey Cooper, Board Member
Andrew Weissman, Board Member

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Closed Session

At 5:30 p.m., the Successor Agency Board recessed to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators
Re: 12803-23 Washington Blvd.
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel
Other Parties Negotiators: Jim Suhr, Axis Mundi RE II, LLC.
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations
Pursuant to Government Code Section 54956.8

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Reconvene

Chair Sahli-Wells reconvened the meeting at 7:11 p.m. with all Board Members present.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Booker Pearson.

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Report on Action Taken in Closed Session

Chair Sahli-Wells indicated there was nothing to report from closed session.

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Community Announcements by Board Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

Joint Culver City Council/Culver City Housing Authority/ Successor Agency to the Culver City Redevelopment Agency Agenda Item: Cash Disbursements

MOVED BY BOARD MEMBER COOPER, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR MAY 3, 2013 – MAY 16, 2104.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF MAY 12, 2014.

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Order of the Agenda

No changes were made.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 11:09 p.m., the Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting to Monday, June 9, 2014 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency Board
Culver City, California

APPROVED

Meghan Sahli-Wells
CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board
Culver City, California