

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

REGULAR MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

September 22, 2014
5:30 p.m.

Call to Order & Roll Call

Vice Mayor O'Leary called the meeting of the City Council to order at 5:30 p.m.

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

*Mayor Sahli-Wells and Council Member Clarke joined the meeting at 5:38 p.m.

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Closed Session

At 5:30 p.m., the City Council recessed to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators

Re: 9531 Culver Boulevard

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: Midnight Snack, LLC, Ford's Filling Station

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

CS-2 Conference with Real Property Negotiators

Re: 9300 Culver Boulevard

City/Agency Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager

Other Parties Negotiators: Combined Properties Inc./Hudson Pacific Properties Inc.

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

CS-3 Conference with Legal Counsel - Existing Litigation

Re: Alice Bernous v. Culver City

Case No. BC530546

Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Mayor Sahli-Wells reconvened the City Council meeting at 7:10 p.m. with all Council Members present.

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Report on Action Taken in Closed Session

Mayor Sahli-Wells reported no action taken in Closed Session.

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Reflection/Pledge of Allegiance

The Reflection was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Culver City Unified School District Board Vice President Nancy Goldberg.

Mayor Sahli-Wells indicated that she and Council Member Clarke were late in arriving to Closed Session as they had been in a School Board Liaison Committee meeting.

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Presentation

Item P-1

Presentation of a Proclamation Designating October as "Walk to School Month" and October 8, 2014 as "Walk to School Day"

Mayor Sahli-Wells presented the Proclamation.

Jim Shanman, Safe Routes to School Coordinator, thanked the City Council for the proclamation and encouraged everyone to consider walking in the month of October.

Nancy Goldberg, Culver City School Board Vice President, discussed walking to school and the benefits of exercise.

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Item P-2

Presentation of a Proclamation Designating September 27, 2014 as "National Public Lands Day"

Vice Mayor O'Leary presented the Proclamation.

Dan Hernandez, Parks, Recreation and Community Services Department Director, encouraged everyone to take advantage of the wide range of opportunities offered by Culver City Parks.

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Item P-3

Presentation to Arturo Lepe in Recognition of His Completion of the Family Self Sufficiently Program

Council Member Clarke presented the Proclamation.

Arturo Lepe thanked the City for its support.

Danielle Whetton, Saint Joseph Center, presented Mr. Lepe with a check from the City.

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Community Announcements By City Council Members/Information Items From Staff

Charles Herbertson, Director of Public Works/City Engineer, discussed a community meeting held on September 11 regarding Studio Estates landscaping at the Veterans Memorial Building; resident concerns; the amount and frequency of work with the contractor; agreement to contact the designated representative when the contractor is working; contractor efforts to clean up the site; billing; transparency on how money is being spent; funding concerns; accounting; the wall surrounding Studio Estates; CC&Rs; continuing research; the exterior of the wall and uniformity; and drought tolerant landscaping.

Mayor Sahli-Wells encouraged everyone to attend IndieCade on October 10-12; announced the Disability Awareness Kids Carnival on October 19 at the Senior Center; discussed the capacity and attendance at the Teen Center and recognized Dan Hernandez, Arames White and other staff; and she announced a Community Emergency Response Team (CERT) picnic on September 27.

Vice Mayor O'Leary discussed the importance of CERT and encouraged everyone to learn more about their CERT representatives.

Martin Cole, Assistant City Manager/City Clerk, announced an opening on the Parks, Recreation and Community Services Commission and on the Disability Advisory Committee; he provided a status report on City Council direction to have Committees and Commissions update their applications; and he discussed outreach and availability of applications.

Lieutenant Jason Sims. Culver City Police Department, announced a National Prescription Drug take back event on September 27 at the Police Station on Duquesne; the annual Police Open House on October 18; and announced the graduates of the Citizen's Police Academy.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Dr. Janet Hoult expressed pride in her certificate from the Citizen's Police Academy and she read a poem about how much she learned from her Culver City Police Department instructors.

Robert Zirgulis discussed relining the City sewers; issues with roots from the City sewer line blocking his sewer; a back up into his house; he requested reimbursement for the cost of running the camera, not for cleaning the damage from the back up into his house; and he expressed appreciation for the City response.

Charles Herbertson, Public Works Director/City Engineer, indicated that the property owner is responsible for everything from the Y-connection; he discussed roots coming in under the lining of Mr. Zirgulis' pipe; he asserted that the City had taken care of their part of the line; and he felt any blockages were coming in from Mr. Zirgulis' part of the line.

Habib Sissoko, Culver City Swim Club, discussed events in recent weeks; work with the Parks, Recreation and Community Services Department; he indicated that they had provided everything that had been asked for; and he thanked the City Council and staff for their responsiveness.

Monica Alonzo, Culver City Swim Club, discussed the experiences of her daughters with the Culver City Swim Club; competitive swimming vs. learning to swim and other swim activities; and she thanked the City for its support.

Tim Sakamoto indicated that he had been disturbed by impacts to his family due to issues at the pool, and he expressed appreciation for the efforts of Parks, Recreation and Community Services Department Director Dan Hernandez.

Jeff Tooley discussed his experiences with the Culver City Swim Club; his son's swimming career; the current situation; and he expressed support for the management of the team by Habib Sissoko.

Mayor Sahli-Wells expressed appreciation to those who came to speak about the swim club.

Cary Anderson discussed anecdotal evidence; the number of tickets written on Farragut; people parking for free; yellow curb violations by a restaurant owner; two hour parking; and he felt that the City was not adhering to the program. Jeremy Green, Management Analyst, read a written comment submitted by:

Selam Alem

Selam Alem expressed concern with discrimination endured by disabled people; she wanted to see a Police Department investigation of her concerns; and she indicated that she had just received a copy of the report.

Lieutenant Jason Sims, Culver City Police Department, discussed the multiple police reports filed by Ms. Alem; the multiple meetings the Police Department has held with Ms. Alem on the status of her cases; and he stated that the investigations had revealed no criminal activity.

Martin Cole, Assistant City Manager/City Clerk, indicated that Ms. Alem had made similar allegations in 2010, the same processes was followed at that time, with the same result.

Discussion ensued between staff and Council Members regarding the nature of claims filed and the ability for Ms. Alem to go to a different department.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence received for Item J-1 had been distributed to Council Members and made part of the public record.

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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 COUNCIL MEMBER WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR AUGUST 30, 2014 – SEPTEMBER 12, 2014.

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Consent Calendar

MOVED BY COUNCIL MEMBER WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-3.

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Item C-1

Minutes for the Regular Meeting of September 8, 2014

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 8, 2014.

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Item C-2

Approval of an Agreement with the County of Los Angeles in an Amount Not-to-Exceed \$32,000 to Obtain Citywide Aerial Photography and Related Imagery Products

THAT THE CITY COUNCIL:

- 1) APPROVE AN AGREEMENT WITH THE COUNTY OF LOS ANGELES IN AN AMOUNT NOT-TO-EXCEED \$32,000 TO OBTAIN AERIAL IMAGERY PRODUCTS THROUGH THE LOS ANGELES REGION IMAGERY ACQUISITION CONSORTIUM (LAR-IAC) PROGRAM; 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-3

Authorization to Publish a Notice Inviting Bids for Public Safety Digital Mobile Audio/Visual and Mobile Data Computer Systems

THAT THE CITY COUNCIL: AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR PUBLIC SAFETY DIGITAL MOBILE AUDIO/VISUAL AND MOBILE DATA COMPUTER SYSTEMS.

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Order of the Agenda

No changes were made.

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Joint Action Items

Item JA-1

(1) Discussion of the Projected Funding Shortfall for Housing Programs Provided by the City and (2) Provide Direction to the City Manager/Executive Director as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their work, the importance of the programs in the community; City Council support for the programs; the need for additional information; costs of the various elements of the programs; available funding options; the elimination of redevelopment; alternative funding mechanisms; costs for the administration of programs; clarification on a typographical error in the report; the finite life cycle of programs; the end of redevelopment and the failure to repay funds to the Low and Moderate Housing Fund; the resulting shortened life of the programs; the finite nature of the funding; maintaining the programs without the benefit of Redevelopment dollars; using the funds to build housing stock; the 2008 Comprehensive Housing Strategy; Rental Assistance Program (RAP) recipients; the Housing Assistance Payment contract; the long waiting list for the Section 8 program; the time frame for elderly and disabled individuals; the City Council

decision to focus on new construction; the Regional Housing Needs Assessment; prioritizing programs; density in new housing units; establishment of redevelopment project areas; legislation to create the Low and Moderate Income Housing Fund; requirements; one time expenses vs. ongoing expenses; the goal to keep as much programming as possible; affects to the General Fund; looking for new funding; concern with creating false hope; the limited options for new revenue; the linkage fee; and the shortfall.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Steven Rose, President and Chief Executive Officer, Culver City Chamber of Commerce, discussed the Chamber's partnership with the City; the elimination of the Redevelopment Agency; he suggested calling state officials to ask for solutions; he expressed opposition to linkage fees; discussed the creation of low income jobs; and the wide variety in the City's work force.

Mayor Sahli-Wells received clarification regarding the basis for determining the linkage fees.

Janice Johnson discussed her health issues and needs; expressed appreciation for assistance received by the City; and she expressed concern about what she would do if the programs were to be cancelled.

Responding to Vice Mayor O'Leary, Ms. Johnson explained that she was surprised to learn that the program could be discontinued.

Discussion ensued between staff and Council Members regarding the amount of rental assistance provided; percentages; affordability limits; the Federal Fair Market Standard; market rents; Zillow; a study indicating that residents of Los Angeles County generally pay 50% of their income for housing; and clarification that the elderly and disabled are exempt from time limits in the RAP.

Michael Grace expressed concern with the potential discontinuation of assistance programs in the City and the message being sent to residents.

Ira Diamond felt that the City had a moral and ethical obligation to continue programs that have existed in the City for years; he discussed Upward Bound, Saint Joseph's, and Section 8; he suggested working with the SHARE Program; and he thanked the City for its work and encouraged the City to find alternate funding.

Booker Pearson, Upward Bound, thanked the City for reprogramming the RAP voucher money to Upward Bound; discussed the increasing number of homeless families in the Culver City school system; families at the poverty level; homeless prevention; costs of foster care, prison, and rehabilitation; and he urged the continued funding for Upward Bound.

Responding to City Council inquiry, Mr. Pearson discussed the Cost/Benefit Analysis of stopping people from becoming homeless; early identification; linking people to available benefits to get them over the rough spots; the correlation between the time spent homeless and going into foster care; and PTSD suffered by homeless children.

Joseph Rosa discussed the importance of the RAP Program to him; his disabilities; the need for stability; and he hoped the program would continue.

Julie DeRose, St. Joseph Center, discussed their work with the homeless; outreach; emergency housing; Streets to Home; the RAP Program; she noted that they use resources from other programs, not just Culver City; and she urged the City to find resources to continue programming.

Christine Mirasy-Glasco, Upward Bound, thanked the City Council for previous support; discussed the importance of the RAP Program; she noted that the costs of not doing anything were high; she urged the City to continue the investment already made; discussed assessing families in the program; being proactive to help people move on to other programs; and she suggested a transition period to allow the families to plan.

Vice Mayor O'Leary discussed the way Upward Bound works.

Jene Blount, Upward Bound, provided background on herself and her experiences with Upward Bound and the Culver City Rental Assistance Program, and she asked that the program be continued so that she can continue to move forward.

Cary Anderson discussed his previous service on the Homelessness Committee; efforts of other cities to use meter revenue to fund homeless programs; panhandlers; donation containers; fundraising; and allocating a percentage of recycling profits to the homeless.

Goran Eriksson, Finance Advisory Committee (FAC), discussed the purpose and formation of the committee; the dissolution of the Redevelopment Agency; the RAP program; permanent recipients; recommendations of the Committee; and automatic increases to CALPERS costs.

Discussion ensued between Council Members and Mr. Eriksson regarding FAC support of the program; concern with financing the RAP program out of the General Fund; the specialized nature of the program; other funding sources; and the Saint Joseph's program.

Debbie Wallace, Culver City Homelessness Committee, discussed the Upward Bound Program to address homelessness and ending homelessness.

Michelle Weiner thanked the City Council for addressing the issue; discussed the RAP program; the work of the FAC; moving some of the funds away from safety and protection; taking on a little more risk to provide assistance for others; shifting priorities; looking at solutions in advance; allowing time for people to make adjustments; looking ahead to increasing numbers of homeless; looking for long-term solutions; and using the internet to connect people with resources to people with need.

Jeremy Green, Management Analyst, read written comments submitted by:

April Canete
Karla Meeks
Kelly Kent Marin

Discussion ensued between staff and Council Members regarding City Council interest in a linkage fee; funding an expenditure to analyze the possibility of a linkage fee; assessing the potential funds that could be generated; costs for a full-blown study; a matrix for decision making; the analysis; continuing to fund existing programs; programs and services; public/private partnerships; middle ground; costs

to prevent homeless children; lost opportunity costs; the commitment made with passage of the sales tax; what would be cut by taking funds out of the General Fund; City Council priorities for services provided; core priorities; illustrating what a \$100,000 cut would mean to each department; clarification that there are non-renewals; the exemption for the elderly and disabled; clarification that Upward Bound generally does not work with the elderly and the disabled; density bonuses; the feeling that the Parks, Recreation and Community Services Department usually bears the brunt of cuts; programs created by former City Councils without permanent funding sources; current program participants; legal and moral obligations; not taking on any new participants; support for Upward Bound; the legal standing of the City; a suggestion to work with the League of California Cities Legislative Action Committee to author a new bill to move funding; having the FAC study all programs in jeopardy rather than just the RAP program; legal issues; the clause that the benefits are available only as long as funds are available; the program contract; clarification that there is no legal obligation to provide the services; construction in the City; fiscal management; the reserve; staff cut-backs; sacrifices made during the recession; the importance of balance; meeting the needs of those who can not afford high rent; looking at possible solutions; leveraging funding from different sources; appreciation for people who came to speak on the matter; and the closing of the trailer park.

The City Council/Housing Authority Board provided general direction to the City Manager/Executive Director for him to review this issue in more detail, including supporting his recommendation to hire a consultant to review the concept of a linkage fee, and to return to the City Council/Housing Authority Board with the additional information at a future meeting.

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Action Items

Item A-1

Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of the 2014 Culver City Film Festival

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Peter Greene, Culver City Film Festival, acknowledged the tough decision the City Council has to make with the previous item; indicated that they wanted to work to grow into a large festival; discussed the Marina Del Rey Film Festival; Fiesta La Ballona; celebrating the Centennial; and he noted that one of the largest costs they faced was the facility fee.

John Gersha, Culver City Film Festival, discussed personal funds expended; marketing; and he requested assistance with the venue at Veterans Memorial.

Discussion ensued between Council Members and the speakers regarding the Marina Del Rey Film Festival; concern that the dates could conflict; distinctions between the two film festivals; attendance figures; clarification that for the first year, the festival would be one day with no entrance charges; venues that do not charge; the Senior Center; the for-profit nature of the organization; the proposed date; County assistance for the Marina Del Rey Film Festival; sponsors; support for the concept of a film festival in Culver City; the request; clarification that so far the organizers lose money on the film festival but they hoped it would eventually make money; the promotional value for the City; the return on the investment; finding an alternate facility; and rates at the Senior Center vs. rates at Veterans Auditorium.

Steven Rose, President and Chief Executive Officer, Culver City Chamber of Commerce, discussed previous requests for support by for-profit organizations; non-Culver City businesses; he pointed out that the Chamber of Commerce did not request aid for their events; he felt that the City should have a policy in place to consider requests; the City should decline requests; and he suggested that if an event needs additional capital they should charge more.

Discussion ensued between staff and Council Members regarding support for the concept of a film festival in the City; the track record of the organizers; the difficulty of taking on new requests; and potential insurance issues if the City were to be involved.

Council Member Clarke indicated willingness to help the organizers find an alternate site and he felt a film festival would be appropriate for the upcoming Centennial.

The City Council took no action on the request.

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Item A-2

Receive and File a Measure Y Status Report from the Finance Advisory Committee

Mayor Sahli-Wells invited public input.

The following member of the audience addressed the City Council:

Goran Eriksson, Chair of the Finance Advisory Committee, discussed sales tax in the City; problems that could occur with a downturn in the economy; concern with becoming dependent on sales taxes; the percentage of revenue from sales taxes; and he cautioned against spending a lot of money or making a lot of commitments as things could easily change.

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

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Item A-3

Discussion and (If Desired) Direction Related to the Work Plan for the Finance Advisory Committee

Mayor Sahli-Wells invited public input.

The following member of the audience addressed the City Council:

Goran Eriksson, Chair of the Finance Advisory Committee, discussed the benchmarking project and he encouraged the City Council to challenge the Committee and suggest other things for them to work on.

Discussion ensued between staff, Council Members and the speaker regarding referencing the salary study in the benchmarking study; cost/benefits of the fiber optic authority; creation of a parking authority; appreciation for the work of the Committee; transparency; appreciation to staff for leading the FAC; and the FAC recognition scheduled for the October 13, 2014 City Council meeting.

The City Council did not make any changes to the FAC Work Plan.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Clay Evans, Culver City Swim Club, asked staff and Council Members to take another look at the Culver City Swim Club; he discussed the history of the club; and the parent run organization.

Robert Smith, Culver City Swim Club, discussed issues with obtaining lane time; he announced a meeting on September 29 for the pool lane allocation with Dan Hernandez; he expressed concern with inconsistency; the pool user guidelines document; the code of conduct for pool users; he suggested creation of a pool subcommittee; discussed resident status; and he expressed concern with favoritism toward Team Santa Monica.

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Items from the City Council

None.

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Adjournment

There being no further business, at 10:50 p.m., the City Council adjourned its meeting to Monday, October 13, 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
Culver City, California

MEGHAN SAHLI-WELLS
MAYOR of Culver City, California