

REGULAR MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

March 9, 2015
6:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the meeting of the City Council to order at 6:00 p.m. in the Rotunda Room at the Veterans Memorial Building.

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

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Closed Session

The City Council recessed to Closed Session to consider the following items:

CS-1 Conference with Real Property Negotiators

Re: 12803-23 Washington Boulevard

City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City and 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 54957.8

CS-2 Conference with Real Property Negotiators

Re: 12337 to 12423 Washington Boulevard, 4061 to 4069 Centinela Avenue, and 4064 Colonial Avenue

City Negotiators: John M. Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager; and Murray Kane, City Special Counsel

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Other Parties Negotiators: Regency Centers Acquisition, LLC

CS-3 Conference with Legal Counsel - Existing Litigation
Re: City of Inglewood et al. v. City of Los Angeles et al.
Case No. 56-2014-00451038-CU-WM-OXN
Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Mayor Sahli-Wells reconvened the City Council meeting at 7:01 p.m. with all Council Members present.

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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 Cooper Komatsu.

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Report on Action Taken in Closed Session

Mayor Sahli-Wells indicated nothing to report out of closed session except that Item CS-3 had not been heard but would be heard in Closed Session prior to the Work Plan Session on March 10, 2015.

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Presentations

Item P-1

Presentation of a Certificate of Recognition to Cooper Komatsu, Los Angeles County Scripps Regional Spelling Bee Winner

Mayor Sahli-Wells presented the Certificate of Recognition.

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Item P-2

Presentation of Certificates of Recognition to the Culver City High School Cheerleading Team on their Success at the 2015 NHSF UCA National High School Cheerleading Championships

Council Members presented Certificates of Recognition.

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**Community Announcements by City Council Members/
Information Items from Staff**

Council Member Cooper discussed attending a Southern California Association of Governments meeting with a presentation on commuter habits of Expo Line riders.

Vice Mayor O'Leary reported that car travel was greatly reduced within a half-mile radius of train stations, and he discussed addressing the Final Mile issue.

Council Member Clarke received City Council consensus to provide the City Manager with direction to place on a future agenda the consideration of writing a letter to the Metro Board to request that upon completion of the Expo construction to Santa Monica that signage indicate that the route is to downtown via Culver City or to Santa Monica via Culver City.

MOVED BY COUNCIL MEMBER WEISSMAN, SECONDED BY VICE MAYOR O'LEARY AND UNANIMOUSLY CARRIED, THAT WHEN THIS CITY COUNCIL MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF ART GARCIA.

Mayor Sahli-Wells announced the Annual Giant Egg Hunt on March 21 at Veterans Memorial Park; An Evening of Hope on April 7 by the Culver City Unified School District at Robert Frost Auditorium; and she reported that she would be travelling to Washington D.C. as part of her participation in the Safer People, Safer Streets program where she would also speak on a panel for The Annual

National Bike Summit from the League of American Bicyclists.

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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, Disability Advisory Committee, discussed home modifications for disabled residents; the Westside Center for Independent Living; she asked the City Council to consider how to help low income citizens and the elderly; and she read a poem about St. Patrick's Day.

Lisa Schultz, The Whole 9; discussed previous requests for sponsorship; past festivals; The Peace Project; and she requested that a consideration of sponsorship of the Affair of the Arts event on May 30-31 be placed on a future City Council agenda.

Martin Cole, Assistant City Manager/City Clerk, clarified that the speaker had followed the same procedure a few years ago but the approved MOU has lapsed.

The City Council agreed to direct the City Manager to place the item on a future agenda for the City Council's consideration.

Keith Jeffreys, United States Veterans Artists Alliance, invited everyone to attend a production of *If All the Sky Were Paper* at the Kirk Douglas Theatre on March 14-15; he discussed the City of Los Angeles' Mayor Garcetti's Hiring Initiative; and the commendation to be presented by Mayor Sahli-Wells.

Alfonso Wilson expressed concern with pedestrian safety and asked that the sidewalk project for Hetzler Road be a priority.

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Receipt and Filing of Correspondence

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Martin Cole, Assistant City Manager/City Clerk, reported that no correspondence had been received.

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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 VICE MAYOR O'LEARY, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CASH DISBURSEMENTS FOR FEBRUARY 14, 2015 - FEBRUARY 27, 2015.

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CONSENT CALENDAR

MOVED BY VICE MAYOR O'LEARY, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-4.

Item C-1

Meeting Minutes

THAT THE CITY COUNCIL APPROVE MINUTES FOR THE REGULAR MEETING OF FEBRUARY 23, 2015.

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Item C-2

(1) Acceptance of Work Performed by Concept Consultant, Inc.

in the Amount of \$86,790.17; (2) Authorization to File a Notice of Completion; and (3) Authorization to Release the Retention Payment after Expiration of the 35-Day Lien Period for the Culver City Transfer Station Loading Pit Structural Steel Repairs, PZ-948, Bid No. 1547

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY CONCEPT CONSULTANT, INC. IN THE AMOUNT OF \$86,790.17; AND,
2. AUTHORIZE FILING A NOTICE OF COMPLETION; AND,
3. AUTHORIZE RELEASE OF THE RETENTION PAYMENT IN THE AMOUNT OF \$4,339.51 AFTER EXPIRATION OF THE 35-DAY LIEN PERIOD FOR THE CULVER CITY TRANSFER STATION LOADING PIT STRUCTURAL STEEL REPAIRS, PZ-948, BID NO. 1547.

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Item C-3

Approval of a Professional Services Agreement with Nelson\Nygaard Consulting Associates in an Amount Not-to-Exceed \$393,075 to Conduct Line-by-Line and Comprehensive Analysis of Transit Service

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH NELSON\NYGAARD CONSULTING ASSOCIATES IN AN AMOUNT NOT-TO-EXCEED \$393,075 FOR THE LINE-BY-LINE AND COMPREHENSIVE ANALYSIS OF TRANSIT SERVICE; AND,
2. AUTHORIZE THE TRANSPORTATION DIRECTOR TO APPROVE CHANGE ORDERS IN THE AMOUNT OF \$59,000 (15%) FOR UNEXPECTED ADDITIONAL COSTS; 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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Order of the Agenda

No changes were made.

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Action Items

Item A-1

(1) Consideration of an Optional Provision in the Proposed Agreement to Authorize the City to Receive a \$9 per Policy Administrative Fee; and (2) Approval of a Three Year Agreement with Service Line Warranties of America to Offer Service Line Insurance Policies to Residential Property Owners for Water and Sanitary Sewer Service Lines

Mayor Sahli-Wells invited public participation.

No speaker cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY COUNCIL MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1A. DETERMINE TO ACCEPT THE OPTIONAL PROVISION WHICH AUTHORIZES THE CITY TO RECEIVE A \$9 PER POLICY ADMINISTRATIVE FEE TO OFFSET ITS COSTS IN ADMINISTERING THE PROGRAM; AND

2. APPROVE A THREE YEAR AGREEMENT WITH SERVICE LINE WARRANTIES OF AMERICA INC. TO OFFER UTILITY SERVICE LINE INSURANCE POLICIES TO RESIDENTIAL PROPERTY OWNERS IN CULVER CITY; 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 A-2

Consideration of the Adoption of a Resolution which Supports the Los Angeles Air Force Base and Opposes any Relocation Attempt of the Space and Missile Systems Center

Mayor Sahli-Wells invited public participation.

No speakers came forward and no cards were received.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION SUPPORTING THE LOS ANGELES AIR FORCE BASE AND OPPOSING ANY RELOCATION ATTEMPT OF THE SPACE AND MISSILE SYSTEMS CENTER AND DIRECT STAFF TO FORWARD LETTERS IN OPPOSITION TO THE CLOSURE OF LAAFB AND SMC.

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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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Items from the City Council

None.

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Adjournment

There being no further business, at 7:38 p.m., the City Council adjourned this Regular Meeting in memory of Art Garcia to Tuesday, March 10, 2015 at 4:00 p.m. for the purposes of holding an Adjourned Regular Meeting to consider in Closed Session Item CS-3 which appears on this Regular Meeting's agenda.

{Note from the City Clerk: At the time of the adjournment of this Regular Meeting, the Mayor reconvened the City Council from recess to the Special Meeting of the City Council called to order earlier in the day consistent with the agenda posted for such Special Meeting.}

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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