

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

July 11, 2016  
5:30 p.m.

**Call to Order & Roll Call**

Mayor Clarke called the meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jim B. Clarke, Mayor  
Jeffrey Cooper, Vice Mayor  
Göran Eriksson, Council Member  
Meghan Sahli-Wells, Council Member  
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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**Closed Session**

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

**CS-1** Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar; Administrative Services Director Serena Wright  
Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association; Culver City Police Management Group; Culver City Fire Management Association; Executive Management Employees  
Pursuant to Government Code Section 54957.6

**CS-2** Conference with Real Property Negotiators

Re: 9400 Culver Boulevard  
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager  
Other Parties Negotiators: Mrs. Maya Mallick  
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: Alliance for a Regional Solution to Airport Congestion (ARSAC) v. the City of Los Angeles et al.  
Case No. 56-2014-00451038-CU-WM-OXN  
Pursuant to Government Code Section 54956.9(d)(1)

**CS-4** 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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**Reconvene**

Mayor Clarke reconvened the City Council and convened the Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:12 p.m. with all Members present.

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**Invocation/Pledge of Allegiance**

The invocation was led by City Manager, John Nachbar and the Pledge of Allegiance was led by John Riordan.

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**Report on Action Taken in Closed Session**

Mayor Clarke indicated nothing to report out of closed session.

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**Presentations**

Item P-1

**Presentation of a Commendation to Reserve Police Officer David Gushansky on the Occasion of his Retirement**

Chief Bixby provided background on recent Police Academy graduate Geoffrey Park and introduced him; he reported that Lieutenant Jason Simms had recently graduated from the FBI National Academy and he provided background on the program; and he presented a commendation to Reserve Police Officer David Gushansky.

Reserve Police Officer David Gushansky thanked everyone for their support.

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**Presentation by Assemblymember Sebastian Ridley-Thomas**

California State Assemblymember Sebastian Ridley-Thomas, District 54, expressed appreciation for Culver City's efforts to address homelessness; invited everyone to attend a debate on three measures to create taxes to fund homeless services on July 12; pointed out that there is no current ongoing source for housing or homeless services; reported a request to the Governor to enact a State of Emergency; discussed concerns raised by Culver City in previous communication to him; Culver City's efforts with regard to Parcel B and Transit Oriented Development; outstanding legal disputes with the Department of Finance and Successor Agencies; and he

encouraged continued communication noting that his role as representative is to act in partnership with the City.

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Item P-2

**A Proclamation in Honor of July as "Parks Make Life Better!" Month**

Daniel Hernandez, Parks, Recreation and Community Services Director, thanked the City for the support and for enabling high quality parks and programs for residents.

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Item P-3

**A Proclamation in Honor of Sister Cities International Day**

Sonia Karroum, Culver City Sister Cities Committee, thanked the City for their support and for acknowledging Sister Cities International Day.

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Item P-4

**Presentation on the Status of the Proposed Jazz Bakery Project to be Constructed at 9814 Washington Boulevard**

Joe Walker provided an update and thanked the City for their continued support of the project.

Discussion ensued between staff, Mr. Walker and Council Members regarding hope that groundbreaking could occur during the Centennial; support for the project; community service; coordination with the schools; continued fundraising; the Commitment Letter; the process for extensions; the Frank Gehry model; and coordination with the Cultural Affairs Commission.

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

Council Member Eriksson invited everyone to attend a Gray Water Workshop on July 30 presented by the West Basin and Metropolitan Water Districts.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF JONA GOLDRICH.

Council Member Sahli-Wells discussed recent tragedies; noted that the nation cannot heal by perpetuating hate; pointed out the need to reject all violence; noted resident concerns with the Culver City Police force; discussed best practices of the Police Department; suggested writing a letter to the community regarding efforts toward professional and accountable policing; and she asked that the meeting be adjourned in memory of the shooting victims in Dallas, St. Paul, and Baton Rouge.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED THAT IT BE ADJOURNED IN MEMORY OF (1) THE FIVE LAW ENFORCEMENT OFFICERS WHO WERE KILLED IN THE DALLAS, TX, SHOOTINGS ON JULY 7, 2016: DPD SENIOR CPL. LORNE AHRENS, DPD OFFICER MICHAEL KROL, DPD SGT. MICHAEL SMITH, DART OFFICER BRENT THOMPSON, AND, DPD OFFICER PATRICK ZAMARRIPA; (2) ST. PAUL, MN SHOOTING VICTIM, PHILANDO CASTILE; AND, (3) BATON ROUGE, LA, SHOOTING VICTIM, ALTON STERLING.

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

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

David Voncannon discussed a recent recycling event at the site of the future Wende Museum; he reported that the Goodwill at Sepulveda and Washington accepts electronic waste at any time; and he suggested that the

Sustainability Committee look at organizing additional events and adding a second recycling center in the City.

Mayor Clarke reported that the electronic waste event had been coordinated by the Sanitation Districts of Los Angeles County and that he would let them know that additional events are needed.

Dr. Janet Hoult praised the Culver City Police Department and shared a poem about when she graduated from the Culver City Citizens Police Academy.

Woodie Hamilton, Tri-City Alliance, discussed fully capitalizing on the Expo Line; upcoming events and meetings; and community engagement.

Selam Alem discussed her previous issues with law enforcement; communication and access; concern with the Police Chief; appreciation to the Mayor for taking the time to speak with her; and she provided documents to the City Clerk.

Khin Khin Gyi, Culver City Democratic Club, invited everyone to the upcoming General meeting on July 13.

Mayor Clarke reported that Lieutenant Sims had met with Selam Alem to discuss her concerns.

Judith Martin-Straw invited everyone to Deelightful Theatre Company's production of *Shrek* at Veterans Auditorium on July 14-16.

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

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY THE CITY CLERK'S OFFICE BEFORE 4:00 P.M. ON JULY 11, 2016.

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### **Consent Calendar**

Council Members discussed items that they had questions on or needed to recuse themselves from.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-5, C-8 THROUGH C-10, C-12 AND C-13.

Item C-12  
(Out of Sequence)

**CC:PA - Approval of an Agreement with ABM Parking Services to Manage the City's Parking Facilities in an Amount Not-to-Exceed \$2,004,401**

Council Member Sahli-Wells discussed parking lot complaints over the years; cash only vs. credit card payments; and overnight parking.

Council Member Eriksson received clarification regarding revenue from the parking structures vs. monies spent.

Discussion ensued between staff and Council Members regarding the change from two-hour free parking to one-hour free parking and monthly revenue.

Mayor Clarke invited public comment.

The following member of the audience addressed the City Council:

Gary Pitts, President of Modern Parking, the company that has managed the City's parking facilities for the past nine years, expressed appreciation for the positive working relationship with the City.

THAT THE CITY COUNCIL AND PARKING AUTHORITY BOARD:

1. APPROVE AN AGREEMENT WITH ABM PARKING SERVICES TO MANAGE THE CITY'S PARKING FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$2,004,401;
2. AUTHORIZE THE CITY MANAGER TO (I) AWARD UP TO \$15,000 IN ANNUAL INCENTIVES, (II) INCREASE THE SCOPE OF MAINTENANCE SERVICES WITHIN THE AUTHORIZED BUDGET, AND (III) APPROVE INCREASED COMPENSATION FOR THE PARCEL B AND WASHINGTON/CENTINELA MARKET HALL PARKING GARAGES AT THE TIME THEY BECOME OPERATIONAL, AS THESE ITEMS ARE DESCRIBED IN THIS STAFF REPORT. (IF COUNCIL ADOPTS THIS MOTION, ITEMS I AND II WILL BE INCLUDED IN THE TERMS OF THE

AGREEMENT; ITEM III WILL BE ADDRESSED THROUGH AN ADMINISTRATIVELY APPROVED AMENDMENT TO THE AGREEMENT AT THE APPLICABLE TIME.)

3. AUTHORIZE THE CITY ATTORNEY TO PREPARE THE NECESSARY DOCUMENTS:

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

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Item C-13

**CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) Authorize an Increase in the Amount of \$1,544,941 to the Previously Approved \$10 Million Construction Loan to the Municipal Fiber Network Enterprise Fund, for a Total Loan Amount of \$11,544,941; (2) Approve a Related Budget Amendment Appropriating \$1,544,941 from the General Fund to the Municipal Fiber Network Enterprise Fund; (3) Approve a Construction Contract Change Order with HP Communications in the Amount of \$655,191 and Authorize the Public Works Director/City Engineer to Execute Such Change Order; and Increase the Public Works Director's/City Engineer's Overall Contract Change Order Authority by an Additional Amount of \$98,279 (15% of the Change Order); and (4) Approve an Amendment to the Construction Materials Procurement Agreement in an Amount Not-to-Exceed \$558,361 with Mox Networks for the Municipal Fiber Network, Project No. PT-003**

Council Member Sahli-Wells received clarification that the City Council would receive regular reports on the item once it is implemented and she expressed concern with recoupment.

THAT THE CITY COUNCIL:

1. AUTHORIZE AN INCREASE OF \$1,544,941 TO THE PREVIOUSLY APPROVED \$10 MILLION CONSTRUCTION LOAN FOR A TOTAL LOAN AMOUNT OF \$11,544,941 FROM THE GENERAL FUND RESERVE (UNASSIGNED FUND BALANCE) TO THE MUNICIPAL FIBER NETWORK ENTERPRISE FUND UNDER THE TERMS CONTAINED IN THIS STAFF REPORT; AND,

2. APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$1,544,941 INTO THE MUNICIPAL FIBER NETWORK ENTERPRISE FUND (MOTION REQUIRES FOUR-FIFTHS VOTE); AND,
3. APPROVE A CONSTRUCTION CONTRACT CHANGE ORDER WITH HP COMMUNICATIONS IN THE AMOUNT OF \$655,191 AND AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE SUCH CHANGE ORDER; AND INCREASE THE PUBLIC WORKS DIRECTOR'S/CITY ENGINEER'S OVERALL CONTRACT CHANGE ORDER AUTHORITY BY AN ADDITIONAL AMOUNT OF \$98,279 (15% OF THE CHANGE ORDER); AND,
4. APPROVE AN AMENDMENT TO THE CONSTRUCTION MATERIALS PROCUREMENT AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$558,361 WITH MOX NETWORKS; AND
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9  
(Out of Sequence)

**CC - Approval of a Professional Services Agreement with Park Assist for Parking Guidance System for the Real-Time Information System Project, CIP No. P-929, Federal Project No. CML-5240(025) in an Amount Not-To-Exceed \$996,492 (\$866,492.00 Plus \$130,000 in Contingency Authority)**

Christopher Evans, Project Manager, provided a presentation on the item.

Council Member Sahli-Wells received clarification regarding appearance of the signs and unifying visual themes.

Mayor Clarke invited public input.

The following member of the audience addressed the City Council:

Ken Mand discussed parking spots dedicated to Metro drivers and he suggested that directions from the construction site at Ivy Station to the Ince Garage be provided.

THAT THE CITY COUNCIL:

- 1) APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PARK ASSIST FOR PARKING GUIDANCE SYSTEM FOR THE REAL-TIME INFORMATION SYSTEM PROJECT, CIP NO. P-929, FEDERAL PROJECT NO. CML-5240 (025) IN AN AMOUNT NOT-TO-EXCEED \$996,492 (\$866,492 PLUS \$130,000 IN CONTINGENCY AUTHORITY); 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-1  
(Out of Sequence)

**CC:HA:SA - Cash Disbursements**

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 4, 2016 - JULY 5, 2016.

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Item C-2

**CC:HA:SA:PA - Meeting Minutes**

THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR MEETING OF JUNE 27, 2016.

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Item C-3

**CC - Approval of a Professional Services Agreement with The Pun Group, LLP for Professional Audit Services for a Term up to Five Years (Ending on December 31, 2020) in an Amount Not-to-Exceed \$67,000 for the Audit of Fiscal Year 2015/2016, with an Aggregate Amount Not-to-Exceed \$355,712 Over the Five-Year Term**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH THE PUN GROUP, LLP FOR PROFESSIONAL AUDIT SERVICES FOR A TERM OF FIVE YEARS (ENDING ON JUNE 30, 2020) IN AN AMOUNT NOT-TO-EXCEED \$67,000 FOR THE AUDIT OF FISCAL YEAR 2015/2016, WITH AN AGGREGATE AMOUNT NOT-TO-EXCEED \$355,712 OVER THE FIVE-YEAR TERM; 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-4

**CC - Approval of an Amendment to the Existing Agreement with the City of Glendale (Verdugo Regional Crime Laboratory) for Crime Laboratory Services to provide DNA Analysis and Other Forensic-Related Services for Criminal Investigations Extending the Term Through June 30, 2017 in an Additional Amount Not-To-Exceed \$65,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH THE CITY OF GLENDALE (VERDUGO REGIONAL CRIME LABORATORY) FOR CRIME LABORATORY SERVICES FOR AN EXTENDED TERM THROUGH JUNE 30, 2017 IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$65,000; 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-5

**CC - FOUR-FIFTHS VOTE REQUIREMENT (Budget Amendment Only)**  
**- (1) Approval of an Amendment to Existing Agreement with Vital Medical Services, LLC, to Provide In-House Medical Service Provisions for Arrestees (Pre-Booking Medical Clearances) Extending the Term through June 30, 2020, in an Additional Amount Not-To-Exceed \$240,000; and (2) Approval of a Related Budget Amendment in the Amount of \$30,000.**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH VITAL MEDICAL SERVICES, LLC, TO PROVIDE IN-HOUSE MEDICAL SERVICES PROVISIONS FOR ARRESTEES (PRE-BOOKING MEDICAL CLEARANCES), AS WELL AS DUI BLOOD DRAWS, EXTENDING THE TERM THROUGH JUNE 30, 2020 IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$240,000.00 (\$60,000 PER YEAR); AND
2. APPROVE A BUDGET AMENDMENT TO TRANSFER \$30,000 FROM THE GENERAL FUND RESERVE TO OPERATING BUREAUS CONTRACT SERVICES (10140200.619800) (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE) .
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-8  
(Out of Sequence)

**CC - Award of a Construction Contract to Aldridge Electric Inc. as the Lowest Responsive and Responsible Bidder for the Construction of the Traffic Monitoring CCTV System Gap Closure Project, PL-004**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO ALDRIDGE ELECTRIC, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$3,195,118.10 FOR THE CONSTRUCTION OF THE TRAFFIC MONITORING CCTV SYSTEM GAP CLOSURE PROJECT, PL-004; AND,
2. APPROVE A CHANGE ORDER WITH ALDRIDGE ELECTRIC, INC., TO ELIMINATE SIX CAMERA LOCATIONS IN THE AMOUNT OF CONTRACT REDUCTION OF \$561,997.10; AND,
3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS OR ADDITIONAL CCTV CAMERA INSTALLATIONS, IN AN AMOUNT NOT TO EXCEED \$250,000, 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.

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Item C-10  
(Out of Sequence)

**CC - 1) Withdrawal of the October 26, 2015 Award of the Construction Contract for the Hetzler Road Pedestrian Trail Project (PP001) to ARC Construction, Inc. (ARC); 2) Authorization of the Release of the ARC's Bid Bond; and 3) Authorization to Republish a Notice Inviting New Bids for the Project**

THAT THE CITY COUNCIL:

1. WITHDRAW THE OCTOBER 26, 2015 AWARD OF THE CONSTRUCTION CONTRACT TO ARC CONSTRUCTION INC., FOR THE HETZLER ROAD PEDESTRIAN TRAIL PROJECT (PP-001) AND AUTHORIZE STAFF TO RELEASE ARC'S BID BOND.

2. AUTHORIZE STAFF TO REPUBLISH A NOTICE INVITING NEW BIDS FOR THE PROJECT.

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**Order of the Agenda**

Consent Calendar items C-6, C-7 and C-11 were moved for consideration before Action Items.

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**Public Hearings**

Item PH-1

**CC - PUBLIC HEARING - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2016/2017**

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

No card were received and no speakers came forward.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2016/2017.

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Item PH-2

**CC - PUBLIC HEARING - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2016/2017**

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2016/2017.

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Item PH-3

**CC - PUBLIC HEARING - Adoption of a Resolution Confirming and Levying the Assessment for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2016/2017**

Council Member Small recused himself from the item and exited the dais.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SAHLI-WELLS  
NOES: NONE  
RECUSED: SMALL

Discussion ensued between staff and Council Members regarding the running deficit; rejections of rate hikes by residents; efforts to cut costs; enacting a one-time assessment; the need for a prepared cost estimate to remove what is there and convert it; disconnecting irrigation from the City supply to individual residents; cost of maintenance; alternative landscaping; the threshold for approval; General Fund support of the deficits; districts with deficits and those with a surplus; and incorporating fund balances in the reports.

Council Member Eriksson suggested that Public Works be directed to work with the Finance Department to incorporate fund balances and correctly reflect deficits and how that relates to the General Fund.

Additional discussion ensued between staff and Council Members regarding planned deficits; built in CPI adjustments; and correlating the numbers for the different districts.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SAHLI-WELLS  
NOES: NONE  
RECUSED: SMALL

Mayor Clarke invited public comment.

No speakers came forward and no cards were received.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR COOPER THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SAHLI-WELLS  
NOES: NONE  
RECUSED: SMALL

Council Member Sahli-Wells received clarification that staff would check in with Higuera residents regarding changing to different landscaping.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT LEVY FOR THE HIGUERA STREET LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2016/2017.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SAHLI-WELLS  
NOES: NONE  
RECUSED: SMALL

Council Member Small returned to the dais.

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Item PH-4

**CC - PUBLIC HEARING - Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Sewer User's Service Charge for Fiscal Year 2016/2017**

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

MOVED BY VICE MAYOR COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY OF THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2016/17.

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Item PH-5

**CC - PUBLIC HEARING - Adoption of a Resolution Confirming  
and Levying the Assessment for Landscaping Maintenance  
District No. 1 for Fiscal Year 2016/2017**

Vice Mayor Cooper recused himself and exited the dais.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF THE PUBLIC NOTICE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: NONE  
RECUSED: COOPER

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: NONE  
RECUSED: COOPER

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: NONE  
RECUSED: COOPER

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL: ADOPT A RESOLUTION

CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPE  
MAINTENANCE DISTRICT #1 FOR FISCAL YEAR 2016/2017.  
THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: NONE  
RECUSED: COOPER

Vice Mayor Cooper returned to the dais.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL  
MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL  
DIRECT STAFF TO HAVE THE PUBLIC WORKS DEPARTMENT COORDINATE  
WITH THE FINANCE DEPARTMENT TO INCORPORATE FUND BALANCES  
AND CORRECTLY REFLECT THE DEFICITS RELATED TO ASSESSMENTS  
AND HOW THAT RELATES TO THE GENERAL FUND.

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Item C-6  
(Out of Sequence)

**CC - (1) Adoption of a Resolution Establishing Landscape  
Guidelines for Residential Parkways; (2) Adoption of an  
Ordinance Amending Culver City Municipal Code Chapter  
§9.08 Streets and Sidewalks to Add Subchapter 9.08.700  
entitled Parkway Landscaping Guidelines, and Repealing  
Section §9.10.035 Planting, Cutting, Removal of Trees or  
Plants in Streets of Chapter 9.10 Parks, Public Buildings  
and Property; and (3) Adoption of a Categorical Exemption  
Relating Thereto Pursuant to the California Environmental  
Quality Act**

Joe Susca, Senior Management Analyst, summarized proposed  
changes noting that copies of the changes had been  
provided to Council Members and were available in the back  
of Council Chambers.

Discussion ensued between staff and Council Members  
regarding free libraries in parkways; liability;  
visibility; and guidelines.

Mayor Clarke invited public input.

The following member of the audience addressed the City  
Council:

Paul Ehrlich suggested allowing sufficient time for review of the multitude of proposed changes; he expressed opposition to fruit trees; and he discussed concerns with the discouragement of redwood bark and the permeability of decomposed granite (DG).

Additional discussion ensued between staff and Council Members regarding delaying the item; review of the proposed changes; the stabilized DG; permeability; redwood bark; a feeling that Mr. Ehrlich's concerns had been addressed; public input; fruit trees; size and maturity level; pruning; liability concerns; multi-family locations with limited space; maintenance requirements; compatibility with City trees; responsibility of the property owner; water requirements; the potential of fruit trees to attract vermin; code enforcement; workshops and sustainability meetings; embracing sustainable principles; City surveys; priorities; conditions to plant a fruit tree in the parkway; and protecting the City from potential liabilities.

Vice Mayor Cooper moved to remove the fruit trees from the agenda item.

The motion died for lack of a second.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE RECOMMENDATIONS OF STAFF AS AMENDMENTS TO THE RESOLUTION AND THE GUIDELINES WITH THE INCLUSION OF THE FREE LIBRARIES.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER SAHLI-WELLS THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AS AMENDED ESTABLISHING THE LANDSCAPE GUIDELINES FOR RESIDENTIAL PARKWAYS; AND
2. ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER §9.08 STREETS AND SIDEWALKS TO ADD SUBCHAPTER 9.08.700 ENTITLED PARKWAY LANDSCAPING GUIDELINES AS AMENDED; AND REPEALING SECTION §9.10.035 PLANTING, CUTTING, REMOVAL OF TREES OR PLANTS IN STREETS OF CHAPTER 9.10 PARKS, PUBLIC BUILDINGS AND PROPERTY, AND ADOPTION OF A CATEGORICAL EXEMPTION RELATING THERETO, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, ERIKSSON, SAHLI-WELLS, SMALL  
NOES: COOPER

Mayor Clarke acknowledged the hard work of the consultants.

Discussion ensued between Council Members and staff regarding non-compliant parkways; Code Enforcement; addressing issues on a complaint basis; safety issues; and Culver City Connect.

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Item C-7

**CC - Authorization to Release a Request for Proposals for Consultant Services to Create and Implement a Sustainable Business Certification Program**

Mayor Clarke suggested replacing the word "local" with the word "experience" and adding language to require the consultant to meet with the Chamber of Commerce to ask for their assistance in promoting the program and in identifying target businesses for the voluntary program.

Discussion ensued between staff and Council Members regarding review by the Sustainability Subcommittee; support for the concept; the budget range; the unsolicited proposal received; nonprofit vs. for profit firms; long term sustainability of the program; continuing the template in-house; the Climate Action Plan within the General Plan; establishing minimum standards; composting; storm water projects; integration with existing programs; transportation; economic sustainability; community needs; inclusion of the program in the budget; limits to staff resources; and anaerobic digestion.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR CONSULTANT SERVICES TO CREATE AND IMPLEMENT A SUSTAINABLE BUSINESS CERTIFICATION PROGRAM.

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Item C-11  
(Out of Sequence)

**CC - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of Professional Services Agreements with (A) VCA, The Code Group, and Hayer Consultants, Inc. for On-Call Building Inspection Services; and (B) Hayer Consultants, Inc. and JAS Pacific, Inc., for As-Needed Building, Mechanical, Electrical, and Plumbing Plan Check Services, with an Aggregate Not-to-Exceed Amount of \$275,000 and Terms Expiring on June 30, 2017**

Council Member Eriksson suggested that when formal competitive bidding procedures are waived, that it be stipulated that the next time around the item should go out to bid.

Discussion ensued between staff and Council Members regarding the City policy to send items out to bid and whether there should be limits to the number of waivers granted.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES WITH THE ADDITION OF THE REQUIREMENT THAT THE ITEM BE SENT OUT TO BID THE NEXT TIME THE CONTRACT COMES UP FOR APPROVAL.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. PURSUANT TO CCMC SECTION 3.07.075.E.3, WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES WITH THE ADDITION OF THE REQUIREMENT THAT THE ITEM BE SENT OUT TO BID THE NEXT TIME THE CONTRACT COMES UP FOR APPROVAL;
2. APPROVE PROFESSIONAL SERVICES AGREEMENTS WITH (A) VCA, THE CODE GROUP AND HAYER CONSULTANTS, INC. FOR ON-CALL BUILDING INSPECTION SERVICES; AND (B) HAYER CONSULTANTS, INC., AND JAS PACIFIC, INC. FOR AS-NEEDED BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING PLAN CHECK SERVICES, WITH IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$275,000 AND TERMS EXPIRING ON JUNE 30, 2017; 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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**Action Items**

Item A-2  
(Out of Sequence)

**CC - (1) Discussion of Four Ballot Measures Relating to Proposed Charter Amendments Previously Approved by the City Council for a Special Municipal Election to be Consolidated with the Statewide General Election to be Held on Tuesday, November 8, 2016; (2) Discussion of an Additional Proposed Ballot Measure to Establish a Clean Water Parcel Tax to Fund Compliance Measures Required by the National Pollutant Discharge Elimination System Program; and (3) Direction to the City Manager as Deemed Appropriate**

Serena Wright-Black, Administrative Services Director, provided a summary of the material of record.

John Nachbar, City Manager, discussed the Clean Water Parcel Tax; requirements from the Regional Water Quality Control Board; Storm Water Runoff; costs to implement the program; the consultant survey; the level of community support of the parcel tax; the recommended parcel tax scheme; and the ratio of residential and non-residential properties in the City.

Discussion ensued between staff and Council Members regarding the date for compliance; funding sources; and General Funds allocated to date.

Mayor Clarke thanked Patricia Mooney and Tiffany Johnson for their work to cover for absent Deputy City Clerk, Jeremy Green, and he invited public comment.

The following members of the audience addressed the City Council:

Dr. Khin Khin Gyi, Culver City Community Coalition, spoke on term limits and the supervision of Police and Fire Chiefs; expressed concern with the potential for less

diversity, expertise, and demographic representation; felt that residents could be heard more effectively with City Council supervision of Police and Fire departments; she noted the lack of a Police Commission; and she expressed support for retention of the current system.

James Province, Culver City Community Coalition, expressed opposition to changing the term limit policy and supervision of Police and Fire; felt the item was a solution in search of a problem; discussed the diversity of the Council Members; accountability; and he questioned the need to make the changes.

Daniel Lee, Culver City Community Coalition; discussed improved relations between people of color and the Culver City Police department in recent years; the need for consistency and responsiveness toward representing the values of residents in the City; the absence of a Citizen's Oversight Committee; name recognition; establishing a presence on regional bodies; and he felt that the proposed amendments were unnecessary.

Carlene Brown, Culver City Community Coalition, discussed the importance of keeping City Council oversight of the Police and Fire Departments; the recent unification march in Los Angeles; the meeting between The Game, Snoop Dogg, the Mayor of Los Angeles, and top police officials; and the importance of term limits to ensure that Council Members listen to all members of the community.

Alex Fisch expressed support for maintaining City Council supervision of Police and Fire departments; discussed accountability; personality conflicts; other communities with City Manager oversight of Police and Fire departments; term limits; positions of regional significance; other communities within the Enhanced Water Management Plan; monies spent; enforcement by regulators; and the proposed parcel tax.

Kelly Kent discussed the proposed change to the Charter regarding supervision of Police and Fire Chiefs; recent issues with officer involved shootings around the county; increases to civilian oversight; accountability; racism in interactions with citizens; colleague reporting; police culture; term limits; name recognition; and she expressed opposition to changing the current policy.

Mayor Clarke received clarification that Ms. Kent did not face term limits as a member of the School Board and that the School Board enjoyed diversity.

Andrew Weissman provided background on the item; indicated that he had served as Chair of the Charter Review Committee in 2005; discussed the change from the Chief Administrator to the City Manager form of government; term limits; the parcel tax; he expressed concern that placing term limits and Police and Fire oversight on the ballot along with the parcel tax would provide a distraction; and he suggested that the least controversial amendments be placed on the ballot with the controversial items saved for a later date.

Discussion ensued between staff and Council Members regarding the length of time a Council Member must wait after resigning before running for a City Council seat again; illness; and a feeling that the measures were a solution looking for a problem.

Andrew Weissman indicated that the intention of the subcommittee was that the person wait one election cycle to run again whether they have termed out or resigned, and he discussed changing the Charter to allow the City Council to set its own schedule rather than requiring a minimum of two meetings per month.

Discussion ensued between staff and Council Members regarding the need to meet a minimum of two times per month; holidays; taking the requirement out of the Charter but creating a Council policy that two meetings take place each month; allowing the new Council Members an opportunity to consider the items proposed; support for the City Manager, Police and Fire Chiefs; turnover; past experience; bureaucracy; City Council direction to the City Manager; previous Police Chiefs picked by the City Council; and political decisions.

Responding to inquiry, Andrew Weissman clarified that the subcommittee saw the change as a corrective measure to harmonize the intent to bring the City into a true City Manager form of government.

Responding to inquiry, John Nachbar, City Manager, clarified that he serves at the discretion of the City

Council and that he would consult the City Council before making changes to the Police and Fire Chief positions.

Additional discussion ensued between staff and Council Members regarding expertise of the City Manager; making difficult decisions; the usual reporting format for the City Manager form of government; the ability to hire and fire personnel; influence over subordinates; cooperation; the reasoning behind having department heads report to the City Manager; supervision of employees on a day-to-day basis; the actions of other cities with a City Manager form of government; creation of a Citizens Oversight Committee; the process; the lack of public participation with the ad hoc Charter Review subcommittee; concern with proposing major changes without thorough public vetting and dialogue; the practices of West Hollywood to allow for three terms and then no option to return; the current policy to serve two terms, wait an election cycle and run again; the dearth of reasons to support three terms; the part time nature of the Council Member position; the length of time to accomplish certain tasks; clarification that not everyone gets re-elected; clarification that current Council Members making the decision would not be eligible to go beyond current term limits; allowing the Mayor to serve for two years; a feeling that it might be prudent to hold off on the issue until the parcel tax has been considered; direction to staff to bring back the item on July 25; the consolidation of elections; increasing turnout; concern with so many items to vote on; money invested in outreach; changes to state law; previous discussion of the item; the need for additional vetting of election consolidation by the community; the importance of the issue; future discussion of the item; support for the current system; and whether creation of a Citizen's Committee is necessary.

Mayor Clarke moved to postpone final determination on the four items to July 25 and he suggested that any issues problematic to passing a parcel tax be postponed. No second was made and the discussion continued.

Council Member Sahli-Wells discussed staff effort involved to work on certain items; the need for additional vetting; public engagement on key issues; achieving more consensus; and she observed that none of the items were pressing.

Additional discussion ensued between staff and Council Members regarding non-controversial issues; the importance of the storm water issue; Charter changes; the School Board Ballot; and clarification that oversight of the Police and Fire departments would have to be part of a statewide election, and that taking no action would place the items on the ballot.

Vice Mayor Cooper moved to place the four items on the ballot with an amendment to item B to change the ineligibility period for those running for City Council again to be two years.

Vice Mayor Cooper withdrew his motion and proposed a new motion that item A be placed on the ballot. Council Member Eriksson seconded the motion.

Heather Baker, Deputy City Attorney, indicated that staff would bring back the revised resolution on July 25.

MOVED BY VICE MAYOR COOPER AND SECONDED BY COUNCIL MEMBER ERIKSSON THAT THE CITY COUNCIL PLACE ITEM A, OVERSIGHT OF POLICE AND FIRE DEPARTMENT CHIEFS ON THE BALLOT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON  
NO: SMALL, SAHLI-WELLS

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL RESCIND THE REMAINING THREE ITEMS B, C, AND D APPROVED BY A PRIOR CITY COUNCIL TO APPEAR ON THE NOVEMBER 8, 2016 BALLOT, AND HAVE A FUTURE DISCUSSION IN A WORKSHOP SETTING TO TALK ABOUT CHARTER AMENDMENTS INCLUDING ELECTION CONSOLIDATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, SAHLI-WELLS, SMALL  
NOES: COOPER, ERIKSSON

Crystal Alexander, Finance Advisory Committee Chair, reported on Committee discussions regarding a parcel tax to aid the funding of a cleanup of urban runoff; discussed the enormity of the issue facing the City monetarily and environmentally; potential projects moving forward; funding mechanisms; the importance of generating a funding

source; matching grants; she reported on actions taken by the Committee; discussed penalties; placing the parcel tax on the November ballot; senior and low income discounts; reporting mechanisms and oversight; clarification that City employees cannot advocate for the issue but can only educate; and encouragement that Council Members, on their own time, and interested community members and groups come forward to educate the community.

Paul Ehrlich asserted that a parcel tax was absurd as only \$1 million per year would be generated, and he proposed a bond issue to cover capital costs and a three quarter cent sales tax.

Discussion ensued between staff and Council Members regarding estimated annual tax revenue from the measure as proposed; establishing a cap on the amount of taxes for large commercial properties; and consideration of a bond for the capital portion and a tax for ongoing operation and maintenance.

Rick Sklarz, Fairbank, Maslin, Maullin, Metz & Associates (FM3), discussed the survey; testing of higher dollar amounts; the alternative structure of a bond and a potential ongoing similar parcel tax measure; the level of public support; immediate funding; and the most buyable alternative.

Discussion ensued between staff, Council Members and the consultant regarding the scope of the survey; the survey for Measure Y; the statistical margin of error; cost of the bond for taxpayers; ongoing revenue; the bond issue vs. a parcel tax; the Safe Harbor Provision; legal obligations; revenue needed to address the issue; matching grants; due diligence; other things that the residents have to spend money on; sales tax; the bond issue for schools; County partnerships; potential ballot measures at the County level; public understanding of the issue; the number of taxes on the ballot; past precedent; support for local taxes over state taxes; the importance of making the initial investment; framing of the issue; the environmental friendly nature of the City; the Water Resources Control Board; the previous success of the sales tax measure; successful polling; good faith efforts; moving forward one step at a time; matching grants; future changes that may move things forward more expeditiously; public education; showing commitment; recruitment of other

members of the regional community and the local business and development community; alternative funding; putting together a coalition of funds; concern with the measure not passing; acknowledgement that Culver City has done more than most cities to try to address the issue; communication with Southern California Association of Governments and other organizations; moving forward with discussions as a region; the soonest funds could be collected if the measure succeeds; and funding currently allocated.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE PLACEMENT OF A PROPOSED BALLOT MEASURE TO ESTABLISH A CLEAN WATER PARCEL TAX TO FUND COMPLIANCE MEASURES REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROGRAM ON THE SPECIAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016.

Discussion ensued between staff and Council Members regarding clarification that on July 25 resolutions would return to rescind the other three proposed ballot measures, and to move forward with the parcel tax and the item regarding supervision of Police and Fire; the legal deadlines to have the items included on the ballots; authorship of the "for" and "against" arguments; and solicitation of "against" arguments.

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Item A-1

**CC - (1) Consideration of a Request from the Culver City Sister City Committee to Explore a Sister City Relationship with Capo d'Orlando, Sicily, Italy; and (2) Direction to the City Manager as Deemed Appropriate**

Mayor Clarke invited public comment.

The following members of the audience addressed the City Council:

Sonia Karroum, Culver City Sister Cities Committee, discussed the organization; introduced volunteers; reported receipt of a letter of support from the new Mayor of Capo d'Orlando; suggested a friendship relationship as

a test before moving forward; proposed inviting the Mayor of Capo d'Orlando to attend the inaugural Centennial ceremonies; discussed interest in exchanges; the professional features of Capo d'Orlando; and she pointed out that there is currently not a Culver City Sister City in Europe.

Discussion ensued between staff and Council Members regarding Board support of the item; the desire for support from the City for the exploratory period; the proposed budget; the invitation to the Mayor of Capo d'Orlando for the inauguration ceremonies for the Centennial; the choice of Capo d'Orlando; background on the City; capacity; concern with taking support away from other sister cities; the limited exchange with Mexico; and the adult exchange with Lethbridge.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: SUPPORT THE REQUEST FROM THE CULVER CITY SISTER CITY COMMITTEE (CCSCC) TO EXPLORE A SISTER CITY RELATIONSHIP WITH CAPO D'ORLANDO, SICILY, ITALY; AND EXTEND THE INVITATION TO THE NEW MAYOR TO ATTEND THE CULVER CITY INAUGURAL CENTENNIAL CELEBRATION.

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Item A-3  
(Out of Sequence)

**CC - (1) Discussion of Proposed Request for Proposals (RFP) for Consultant Services to Conduct a Visioning Study for the Culver City Transit Oriented Development District; (2) If Desired, Authorize the Release of the RFP; and (3) Direction to City Manager as Deemed Appropriate**

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

Mayor Clarke invited public input.

The following members of the audience addressed the City Council:

Roman Chiu expressed concern with wording and community input; discussed the Transit Oriented Development boundary; traffic; sidewalks; streetscapes; existing

conditions; multi-modal transportation; and ensuring a design oriented RFP with inclusive housing and community.

Ken Mand discussed ensuring that the RFP verbiage does not limit the conversations and voices of residents and businesses; concern with congestion on Washington and National; the importance of research on the traffic mobility discussion; land use, zoning density, alternative modes of transportation, parking, community benefits and design; extending the discussion to Washington Boulevard in both directions; and the need for additional vetting of the RFP.

Alex Fisch, Bike Culver City, expressed support for the item; reported that mixed use, middle density, people oriented districts maximize revenue for cities; he suggested language affirming that it is to be a multi-modal assessment of existing conditions; outreach to transit users; requiring that a member of the Bicycle and Pedestrian Advisory Committee (BPAC) be included in the process; consideration of zoning and land use; he expressed appreciation to staff; and creating a people oriented district.

John Bowman spoke representing property owners at 8777 Washington Boulevard, one of the TOD sites identified in the staff report; he provided background on the property; expressed support for the visioning process; and he encouraged the City Council to move forward with the process as recommended by staff.

Eric Paesel asserted that the study should not be just about traffic mitigation; he wanted to see a comprehensive plan addressing connectivity and how developments can work together; and he urged the City Council to delay voting on the item.

Sol Blumenfeld, Community Development Director, responded to public comment noting that traffic mitigation cannot apply solely to the TOD area; he discussed the intent to develop holistic traffic mitigation measures based on existing conditions and proposed build out; he discussed design and development guidelines; pedestrian use; limiting the boundaries of the study; areas that feed the TOD; first mile/last mile issues; the traffic study; the opportunity to build out the area; the development cycle;

and promoting transit and development to the benefit of both.

Discussion ensued between staff and Council Members regarding the proposed schedule; community outreach; finding the best solutions for the neighborhood; taking the time to get the RFP right; leaving room for issues to come out; key words missing from the document; multi-modal transportation; affordable housing; cap and trade funding; branding efforts; streetscape; cohesion of design within the district; studying a traffic impact fee; outreach to transit users; involvement of the BPAC; a suggestion to hold the item until key concepts are included in the final version; referencing affordable housing vs. programming affordable housing; where density is loaded; the overall plan included in the zoning ordinance; ensuring the affordable housing is a priority; visioning of the TOD vs. a mini General Plan; concern with duplicating efforts; focus; concern with shortchanging the neighborhood; having a holistic vision without being redundant; inserting words and concepts into the RFP; resident feedback; looking at how development grows over time; keeping to the schedule; getting off on the right foot; and refinements.

Council Member Small moved to postpone consideration of the item to July 25, 2016. Council Member Sahli-Wells seconded the motion and the discussion continued.

Further discussion ensued between staff and Council Members regarding concern with considering the issue at such a late hour; what the specific refinements would be; support for moving the item forward; changing the boundaries, looking at multi-modal, including building sidewalks, public transit and including members from BPAC; process vs. product; being as inclusionary as possible; the public outreach suggested in the RFP; selection of the consultant; duplicating work of the General Plan; contextual study; concern with expanding the boundaries; direction to the consultant to study specific traffic issues; mobility and circulation issues; multi-modal vs. holistic; whether wording can be adjusted after the motion is made; ensuring that the directive of the City Council is carried out; the desire not to leave things open ended; City Council endorsement of the final product; including community members and transit users in the process; referencing affordable housing and design; clear direction; density; goals for the area; housing programs; concern with writing

as a committee in the middle of the night; concern that Council Member Eriksson will be absent at the July 25 meeting; and a suggestion that staff provide the wording to the City Council in advance.

Vice Mayor Cooper indicated that he was comfortable with a member of the BPAC participating in the visioning process, but not the RFP part of the process.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL POSTPONE CONSIDERATION OF THE ITEM TO JULY 25, 2016.

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**Public Comment - Items Not on the Agenda**

Mayor Clarke invited public comment.

No cards were received and no speakers came forward.

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**Items from Council Members**

Mayor Clarke received City Council consensus to agendize consideration of reinstituting the Cultural Affairs Foundation, and also consideration of changes to the agenda format and procedures.

Council Member Eriksson received City Council consensus to agendize consideration of a liaison committee between the City and West Los Angeles College.

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**Adjournment**

There being no further business, at 12:42 a.m., Tuesday, July 12, 2016, the City Council, Housing Authority Board, Parking Authority Board and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Jona Goldrich; the five law enforcement officers who were killed in the Dallas, TX, shootings on July 7, 2016: DPD Senior Cpl. Lorne Ahrens, DPD Officer Michael Krol, DPD

July 11, 2016

Sgt. Michael Smith, DART Officer Brent Thompson, and, DPD Officer Patrick Zamarripa; St. Paul, MN shooting victim, Philando Castile; and, Baton Rouge, LA, shooting victim, Alton Sterling.

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Jeremy Green

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

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JIM B. CLARKE

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