

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

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

August 11, 2025  
7:00 p.m.

**Call to Order & Roll Call**

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:12 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

\*Vice Mayor Puza arrived at 5:22 p.m.  
\*\*Council Member Fish arrived at 5:22 p.m.

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**Closed Session**

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, reported that no requests to speak had been received.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY MAYOR O'BRIEN THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: MCMORRIN, O'BRIEN, VERA

NOES: NONE

ABSENT: FISH, PUZA

At 5:13 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Legal Counsel - Existing Litigation  
Re: Blanca Flores Gasca v. City of Culver City, et al.  
Case No. 23SMCV01030  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-2** CC - Conference with Legal Counsel - Anticipated Litigation  
Re: Significant Exposure to Litigation (1 Item)  
Pursuant to Government Code Section 54956.9(d) (2)

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**CS-3** CC - Conference with Legal Counsel - Existing Litigation  
Re: Gary M. Zeiss v. City of Culver City, et. al.  
Case No. 25STCP02228  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-4** CC - Conference with Legal Counsel - Existing Litigation  
Re: Culver City Coalition v. City of Culver City, et. al.  
Case No. 25SMCV03559  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-5 CC - Public Employee Appointment**  
Title: City Manager  
Pursuant to Government Code Section 54957(b)

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**Recognition Presentations - 6:45 p.m.**

Mayor O'Brien reconvened the City Council meeting at 6:54 p.m. for Recognition Presentations with five Council Members present.

Item R-1

**CC - Presentation of Commendations to Former Commissioners, Board Members, and Committee Members in Recognition of Their Service to the Culver City Community**

Mayor O'Brien presented a commendation to Palvi Mohammed for his service on the Parks, Recreation, and Community Services (PRCS) Commission.

Palvi Mohammed expressed appreciation for the opportunity to serve; discussed his efforts; challenges; pride in the work done by PRCS to improve the parks and increase availability for everyone; and he hoped to have left a positive legacy.

Council Member Fish presented a commendation to Brenda Williams for her service on the Cultural Affairs Commission.

Council Member McMorris presented a commendation to Andrew Reilman for his service on the Planning Commission.

Andrew Reilman expressed appreciation to Planning Commission staff; pride in being able to serve the community; discussed promoting housing; welcoming community opinion; and helping everyone move forward.

Vice Mayor Puza presented a commendation to Dorothy Wheeler Sadd for her service on the Bicycle and Pedestrian Advisory Committee (BPAC).

Dorothy Sadd expressed appreciation for the opportunity to serve.

Mayor O'Brien presented a commendation to Dane Twichell for his service on the BPAC.

Dane Twichell indicated that Culver City is a special place and he was happy to serve.

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### **Regular Session**

Mayor O'Brien reconvened the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:10 p.m. in the Mike Balkman Council Chambers at City Hall with all Council Members present.

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### **Pledge of Allegiance**

Mayor O'Brien led the Pledge of Allegiance.

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### **Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

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### **Closed Session Report**

Mayor O'Brien indicated nothing to report out of Closed Session.

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

Jeremy Bocchino, City Clerk, reminded everyone of the upcoming all-mailed ballot election happening now noting that election day is on August 26; discussed the stand-alone election being run by Culver City regarding Measure CL; and she encouraged anyone with concerns to contact (310) 253-5851 or email [elections@culvercity.org](mailto:elections@culvercity.org).

Council Member Fish encouraged everyone to support Measure CL to raise money for the growing City.

Heather Baker, City Attorney, reminded Council Members not to campaign from the dais.

Council Member Fish expressed appreciation to the City Attorney for ensuring that he was following the rules; noted positive comments made about Measure CL; asked everyone to do their civic duty and vote; noted that August 11, 2025 was the last day to register to vote; reported reading *Calling In* by Loretta Ross, a book about advocacy; discussed conflict resolution, making real progress, and moving people forward together; appreciation for National Night Out events; the necessity of a multi-layered approach to public safety; reported joining the mayor of West Hollywood and a Santa Monica Council Member in writing an op ed in support of Senate Bill (SB) 79 that Culver City has endorsed; discussed the monthly Activism Book Club at the Village Well; Ciclaviva on August 17; he indicated that Bike Culver City was looking for volunteers; and he was looking forward to seeing people at the upcoming Fiesta La Ballona at Veterans Park.

Council Member McMorris encouraged community members to support Black businesses for Black Business Month in August; discussed National Wellness Month in August; reminded everyone to vote by August 26, 2025 in the all mail-in election noting that August 11, 2025 was the last day to register; discussed Fiesta La Ballona from August 22-24, 2025; and she wished everyone a safe back to school and productive school year.

Council Member Vera noted the impact of David Voncannon on Culver City and received consensus that when the meeting is adjourned, that it be adjourned in his memory.

Vice Mayor Puza discussed participating in a ride along with Culver-Palms YMCA in providing support to community members impacted by recent immigration enforcement noting services provided; expressed appreciation to staff for their work on the Summer Concert series and encouraged people to go to the few concerts left in the 2025 series; reported attending South Los Angeles Pride; and he noted the importance of standing with LGBTQ+ neighbors, specifically Black and Brown, trans, and non-binary.

Mayor O'Brien discussed Third Wednesdays in downtown Culver City; the life and legacy of Gloria Kaufman who recently passed away; and he received unanimous consensus to adjourn the meeting in her memory.

Jeremy Bocchino, City Clerk, indicated that there would be a drop box for ballots at Fiesta La Ballona.

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

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech.

The following members of the public addressed the City Council:

Ruby Brandenburg, President of the Vote 16 Club at Culver City High School (CCHS), provided background on the Vote 16 initiative; discussed youth disenfranchisement; studies regarding voter turnout; Measure VY; previous attempts to get the measure passed; and she asked that the City Council agendaize a discussion about placing an item on the ballot to allow 16 year olds to vote in City elections.

Amelia Sabatini, CCHS, discussed the science of allowing 16 and 17 year olds to have their voice; studies indicating that by age 16, teens have fully developed cold cognition; cognitive ability for long-term decision making; politic maturity; and political congruence.

Council Member Fish received City Council consensus from Vice Mayor Puza and Council Member McMorris to agendaize a discussion about placing an item on the ballot to allow 16 year olds to vote in City elections.

Ryan Factora, Institute for Public Strategies (IPS), provided background on the organization; discussed agendaizing consideration of a Memorandum of Understanding (MOU) between Culver City and IPS to combat the ongoing fentanyl crisis; severe impacts of the opioid crisis; the previous presentation to the City Council and City-sponsored community forum held in April; co-creating strategies; development of a community-informed action plan; and collaboration with Council Member McMorris to flesh out the details of the action plan.

Michael Jung, IPS, spoke representing the Westside Impact Project (WIP); provided background on WIP; discussed the MOU; key areas of collaboration with the City; the urgency of the matter; number of lives lost in 2024; asked that the City Council

agendize a discussion; and noted limited access to educational materials and harm reduction resources.

Jeannie Wisnosky Stehlin, California Democratic Party Executive Board, reported being elected to serve as an Assembly District Delegate and being a member of the Los Angeles Democratic Party Central Committee; congratulated Mayor Dan O'Brien for being named 2025 Democrat of the Year for Assembly District 55; and she discussed the 65<sup>th</sup> Franklin and Eleanor Roosevelt Awards on October 19, 2025 in Universal City.

Travis Morgan spoke representing the Livable Communities Initiative (LCI), requested that the City Council agendize consideration of a building code update prior to October 1, 2025 to enable building residential units on the City's corridors; noted that the item had been originally proposed by Council Member Vera in 2023; he discussed single-staircase construction codes; reasons for the change; other cities that are working to meet the state deadline; AB835; and he asked that Culver City align standards with what is being proposed in Los Angeles.

Council Member Vera received unanimous consensus to agendize consideration of single-staircase construction codes.

Discussion ensued between staff and Council Members regarding the October 1, 2025 deadline; adding an urgency ordinance; exemption under state law from the September 30, 2025 deadline; and a recommendation to discuss the item on the September 8 agenda.

Vice Mayor Puza and Council Member McMorris exited the dais.

Michael Koppy discussed the original policy enacted in 2010 regarding community engagement; his interaction with former Council Members from that era; comments made about the effectiveness of the City Manager; he asked for a stronger City Manager; and he provided copies of the research he had done to Council Members.

Council Member McMorris returned to the dais.

Shao Yi Qian, Purple Magpie Mandarin, provided background on the business; discussed work with the City to expand their business; receipt of the Conditional Use Permit (CUP); length of the process; repeated delays causing difficulty for their business; he asked for help facilitating the process; encouraged additional dialogue about how the City Council can support small

business in Culver City; and he thanked the City Council for their work.

Mayor O'Brien indicated that he would respond to the email previously sent by Mr. Qian.

Melissa Sanders reminded Council Members to look at everything holistically and consider what is best for Culver City; discussed affordable housing developments in process that are not requesting any assistance from Culver City; thinking outside of the box for revenue; appreciation for development of the Centinela Washington lots; gaining revenue from empty lots; Narcan education; and she asked the City Council to stop spending money they do not have.

Darin Ali Gadhvi was called to speak but was not present in person or online.

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself, provided pictures of Culver City streets; discussed projects pushed forward such as Better Overland while streets need to be maintained; streets that have not been paved for decades; potholes on Elenda between Farragut and Culver Boulevard; and Los Angeles streets that have been repaved while Culver City streets have not been.

Vice Mayor Puza returned to the dais.

Michael Ainslie was called to speak but was not present in person or online.

Partick Godinez indicated being a member of the Advisory Committee on Housing and Homelessness (ACOH) and serving on the Outreach and Engagement Subcommittee; discussed upcoming changes to Medicare eligibility; targeted groups; current number of participants in housing programs and on the streets; and he asked the City Council to ask providers to document activities to ensure eligibility for insurance is retained.

Rebecca Rona and Carlos Valverde were called to speak but indicated wanting to speak on Item A-1.

Judi Sherman discussed the behavior of the City with more inequity demonstrated for Fox Hills; placing the bulk of housing in Fox Hills; continued inequities with the difficult decision-making process on tree removal at the May 27, 2025 City Council meeting vs. the multiple mature trees removed for the 5700



Hannum Parkway project in Fox Hills; inconsistent decisions made by the City Attorney regarding conflict of interest issues; and she asked the City Council to clean up their act or increase liability risks.

Ron Bassilian, Protect Culver City, indicated that they could be reached at [info@protectculvercity.org](mailto:info@protectculvercity.org) for help; requested help from the City in finding decent contractors, financing, and streamlining pass-through for landlords with unduly low market rents; discussed multi-family business owners facing soft-story retrofit issues; state law; and he noted that "mom and pop" landlords were the last natural affordable housing available.

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON AUGUST 11, 2025.

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### **Order of the Agenda**

No changes were made.

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### **Consent Calendar**

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders discussed Item C-6 noting that the City did not have the money to build anything; expressed confusion as to why the City Council was spending money on items that were not urgent, an emergency, or important; discussed the Elenda Feasibility Study; regarding Item C-12, she asked what was going on the site beyond a parking lot; discussed the need to monetize land; requiring people to pay for empty lots; and ensuring people develop their lot whether they like it or not.

Darin Ali Gadhvi was called to speak but was not present in person or online.

Carolyn Libuser discussed proposed costs for Item C-6, the bridge over the Creek; felt the item was not economically feasible; questioned how many people would use the pedestrian bridge; asked why the City would spend the money during a structural deficit; and she proposed that the money be spent where it was needed.

James Richardson asked about serving on the Ad Hoc Film and Media Policy City Council Subcommittee proposed for Item C-13; discussed potential conflict of interest; and he indicated that he had sent an email to Council Members.

Mayor O'Brien noted that the subcommittees were comprised of Council Members and staff members but they would look at ways to engage the public if the item is approved.

Marci Baun indicated serving as a PRCS Commissioner but speaking on behalf of herself; discussed Item C-5 expressing opposition to spending \$200,000 on a feasibility study during a time when Culver City is on a tight budget; referenced pictures that she showed earlier; questioned where the money was going to come from noting that current roads and sidewalks were not being kept up; discussed lack of streetlights in certain areas; and she asked why money was being put into things they don't have the funding for when they can't keep up what they currently have.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for July 5, 2025 to August 1, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JULY 5, 2025 TO AUGUST 1, 2025.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Special City Council Meeting Held on July 9, 2025 and the Regular City Council Meeting Held on July 14, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL

MEETING HELD ON JULY 9, 2025 AND THE REGULAR CITY COUNCIL MEETING HELD ON JULY 14, 2025.

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Item C-3

**CC - (1) Award of Construction Contract to FS Contractors, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$131,800 for the Huron Avenue Sidewalk and Drainage Improvement Project, PS-035; and (2) Authorization to the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$32,950 to Cover Contingency Costs**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO FS CONTRACTORS, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$131,800 FOR THE HURON AVENUE SIDEWALK AND DRAINAGE IMPROVEMENT PROJECT, PS-035; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$32,950.00 TO COVER CONTINGENCY COSTS; 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 - (1) Award of Construction Contract to CJ Concrete Construction, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$92,582 for the Higuera Street Sidewalk Improvement Project, PS-036; and (2) Authorization to the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$23,145 to Cover Contingency Costs**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO CJ CONCRETE CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE

AMOUNT OF \$92,582 FOR THE HIGUERA STREET SIDEWALK IMPROVEMENT PROJECT, PS-036; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$23,145.00 TO COVER CONTINGENCY 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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Item C-5

**CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Five-Year Professional Services Agreement with Occu-Med for Occupational Health Services in an Amount Not-to-Exceed \$150,000.00 Per Year**

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,

2. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH OCCU-MED FOR OCCUPATIONAL HEALTH SERVICES AND RELATED ACTIVITIES IN AN AMOUNT NOT-TO-EXCEED \$150,000 PER YEAR; AND,

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

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

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Item C-6

**CC - Approval of a Professional Services Agreement with SWA Group in an Amount Not-to-Exceed \$200,000 for a Feasibility Study of (1) a Potential New Bicycle and Pedestrian Ramp and Pathway Connecting Ince Boulevard to Ballona Creek; and (2) a**

**Potential New Bicycle and Pedestrian Bridge across Ballona Creek  
Connecting Jefferson Boulevard to Ince Boulevard**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SWA GROUP, INC. IN AN AMOUNT NOT-TO-EXCEED \$200,000 FOR A FEASIBILITY STUDY OF (1) A POTENTIAL NEW BICYCLE AND PEDESTRIAN RAMP AND PATHWAY CONNECTING INCE BOULEVARD TO BALLONA CREEK; AND (2) A POTENTIAL NEW BICYCLE AND PEDESTRIAN BRIDGE ACROSS BALLONA CREEK CONNECTING JEFFERSON BOULEVARD TO INCE BOULEVARD; 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-7

**CC - Approval of Additional Purchase Orders with SHI in an  
Aggregate Amount-Not-to-Exceed \$185,000 for Prior Services  
Rendered and Purchase of Rubrik Cloud Backup Storage and Related  
Technology Services**

THAT THE CITY COUNCIL:

1. APPROVE ADDITIONAL PURCHASE ORDERS WITH SHI FOR FISCAL YEAR 2025-2026 IN AN AGGREGATE AMOUNT NOT TO EXCEED \$185,000 FOR PRIOR SERVICES RENDERED AND PURCHASE OF RUBRIK CLOUD BACKUP WITH AMAZON WEB SERVICES (AWS) GLACIER CLOUD STORAGE AND RELATED TECHNOLOGY SERVICES; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-8

**CC - (1) Approval of a Professional Services Agreement with  
YWR Architects Inc. for Architectural Design, Building Cost  
Estimation, and Construction Management Services for City  
Facilities Improvement Projects at the City Hall and the Teen  
Center in an Amount Not-to-Exceed \$62,000; and (2) Authorization**

**to the Public Works Director/City Engineer to Approve Amendments to the Agreement in an Additional Amount Not-to-Exceed \$15,000 to Cover Contingency Costs**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH YWR ARCHITECTS INC. IN AN AMOUNT NOT-TO-EXCEED \$62,000 TO PREPARE PLANS, SPECIFICATIONS, CONSTRUCTION DOCUMENTS, BUILDING COST ESTIMATES AND OVERSEE CONSTRUCTION OF CITY FACILITIES IMPROVEMENT PROJECTS AT CITY HALL AND THE TEEN CENTER; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE YWR ARCHITECTS, INC. AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$15,000 TO COVER CONTINGENCY 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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Item C-9

**CC - (1) Approval of a General Services Agreement with Ecology Auto Parts, Inc. for Solid Waste, Recyclables, Organics and Demolition Waste Transport Services Utilizing Alternative Fuel Tractor-Trailers for a Term of Five Years with an Approximate Annual Cost of \$2.8 million in the First Year; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH ECOLOGY AUTO PARTS, INC. FOR SOLID WASTE, RECYCLABLES, ORGANICS AND DEMOLITION WASTE TRANSPORT SERVICES UTILIZING ALTERNATIVE FUEL TRACTOR-TRAILERS BASED ON THE RATES INCLUDED IN THE PROPOSAL INCLUDING ANNUAL INCREASES; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS; AND,

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

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

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Item C-10

**CC - Approval of a Purchase Order with Gillig, LLC. to Supply Six Compressed Natural Gas Buses in an Amount Not-To-Exceed \$6,133,275 (\$5,119,236 Base plus \$1,014,039 Contingency)**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH GILLIG, LLC IN AN AMOUNT OF \$6,133,275 (\$5,119,236 BASE PLUS \$1,014,039 CONTINGENCY) TO SUPPLY SIX COMPRESSED NATURAL GAS BUSES; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-11

**CC - Adoption of an Ordinance Approving City-Initiated Zoning Code Amendment (P2025-0125-ZCA) Replacing the Current Sign Ordinance in its Entirety with a New Sign Ordinance and Adding New Definitions to the Zoning Code, and Related References to Municipal Code Chapter 13 and Exemption from CEQA**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2025-0125-ZCA, REPLACING THE CURRENT SIGN ORDINANCE IN ITS ENTIRETY, ADDING DEFINITIONS TO CCMC TITLE 17 - ZONING, AND ADDING RELATED REFERENCES TO MUNICIPAL CODE CHAPTER 13, AS OUTLINED IN EXHIBIT A, AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B) (3) (ATTACHMENT 1).

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Item C-12

**CC - Approval of an Amendment to the Development and Construction Contract by and between City of Culver City and**

**Culver Public Market, LLC, Related to the Construction of a Public Parking Structure Affiliated with the Commercial Project Located at 12337-12423 Washington Boulevard, 4061-4063 Centinela Avenue, and 4064 Colonial Avenue**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE DEVELOPMENT AND CONSTRUCTION CONTRACT BY AND BETWEEN THE CITY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE CONSTRUCTION OF A PUBLIC PARKING STRUCTURE AFFILIATED WITH THE COMMERCIAL PROJECT LOCATED AT 12337-12423 WASHINGTON BOULEVARD, 4061-4063 CENTINELA AVENUE, AND 4064 COLONIAL AVENUE ("CULVER PUBLIC MARKET"); 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-13

**CC - (1) Creation of an Ad Hoc Film and Media Policy City Council Subcommittee; and (2) Appointment of Mayor Dan O'Brien and Vice Mayor Freddy Puza as the Members of the Subcommittee**

THAT THE CITY COUNCIL:

1. CREATE AN AD HOC FILM AND MEDIA POLICY CITY COUNCIL SUBCOMMITTEE; AND,
2. APPOINT MAYOR DAN O'BRIEN AND VICE MAYOR FREDDY PUZA AS MEMBERS OF THE SUBCOMMITTEE.

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Item C-14

**HA - Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP)**

THAT THE HOUSING AUTHORITY BOARD:



1. APPROVE THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND,
2. AUTHORIZE THE CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE SEMAP CERTIFICATION.

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Item C-15

**CC - (1) Award of a General Services Agreement to ACCO Engineered Systems in the Amount of \$327,343 for the Data Center HVAC System Located at City Hall; and (2) Authorization to the Public Works Director to Approve Change Orders in an Amount Not-to-Exceed \$65,468 to Cover Contingency Costs**

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO ACCO ENGINEERED SYSTEMS IN THE AMOUNT OF \$327,343.00 FOR THE DATA CENTER HVAC SYSTEM LOCATED AT CITY HALL AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$65,468.00 TO COVER CONTINGENCY 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.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-15.

Council Member Vera exited the dais.

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**Public Hearing Items**

None.

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**Action Items**

Item A-1

**CC - Consideration of an Annual City Produced Hispanic Heritage Month Celebration and Direction to the City Manager as Deemed Appropriate**

Edgar Varela, Special Events Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding origin of the item; the contingency that would be used; potential funding mechanisms; off-cycle events that were rolled into the current year grants to minimize off-cycle grants; the continued ability to fund other events during the fiscal year; and the ability of the City Council to add more funding.

Council Member Vera returned to the dais.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Melissa Sanders expressed support for the event; proposed engaging people by incorporating local Mexican and Latin restaurants into the celebration and having people vote for their favorite dishes; and she stated that if there is a committee she wanted to be on it.

Matthew Gil de Leon felt that the Culver City Unified School District (CCUSD) budget should be separate from the City budget and received clarification that discussion of that topic would be done under Item A-2.

Carlos Valverde indicated being a member of the Equity and Human Relations Advisory Committee (EHRAC) speaking on his own behalf; encouraged everyone to go visit Mexico City where he had just been; noted that due to the timing of the agenda, the EHRAC was not able to officially endorse Item A-1; he reported that the EHRAC was responsible for the past three years of the Latino Heritage Month event; felt it was important to take time to honor the culture the City was built upon; discussed the percentage of Latinos in the student population in CCUSD; Latin music in the Summer Concert series; embracing the moment;

appreciation for the work of Special Events Manager Edgar Varela; and he hoped that Culver City would provide the full amount requested for the event.

Rebecca Rona indicated being a member of the EHRAC speaking on her own behalf; expressed strong support for having Culver City host an annual event to take place during Latino Heritage Month; felt that Edgar Varela and volunteers could create a memorable event comparable to the Martin Luther King and Juneteenth celebrations; discussed long-term marginalization of Latinos in the community; the opportunity to celebrate and remind everyone that Latinos and their cultures are important and inextricably woven into the City's past and present; and the importance of doing so at this time in the history of the country.

Samia Bano indicated being a member of the EHRAC speaking on her own behalf; discussed her meaningful experiences being part of the last three Latino Heritage Month celebrations organized by the EHRAC; increased empathy and solidarity for the community; and she hoped that the City Council would support an annual celebration.

Discussion ensued between staff and Council Members regarding gratitude to those who came to support the event; appreciation for the work of Special Events Manager Edgar Varela and the EHRAC; the importance of allowing community input to ensure celebrations are reflective of the community; the EHRAC subcommittee; providing accountability to move the event forward for years to come; support for incorporating an ofrenda and other ideas proposed; and discussion about next year's event after this one is complete.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE A \$10,000 BUDGET FOR A CITY-PRODUCED HISPANIC HERITAGE MONTH CELEBRATION IN CULVER CITY.

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Item A-2

**CC - (1) Receipt and Discussion of List of Capital Improvements Projects to Consider Defunding in Order to Fund a Potential One-Time \$2.5 Million Donation to the Culver City Unified School District (CCUSD); (2) Receipt and Discussion of Report on the Impact of a Potential One-Time \$2.5 Million Donation to CCUSD**

**from the City's Contingency Reserve; and (3) Direction to the City Manager as Deemed Appropriate**

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record noting that Item C-6 is recommended to be moved to Fund 437.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work; the Safe Routes to School program; the Go Pass program; consideration of the Joint Use Agreement; communication with the new Superintendent; exploration of land use or a parcel tax; creation of a donation agreement; potential terms of the agreement; exploration of other revenue generating sources; consideration of providing longer-term assistance as part of the annual budget conversation; the current agenda item to consider how to find \$2.5 million; the plan to replenish the contingency reserve; money from capital projects; mobility projects; using eligible funds to move certain things forward; and impact to Public Works.

Council Member McMorris exited the dais.

Additional discussion ensued between staff and Council Members regarding replenishing general reserves; potential cuts and defunding if the sales tax measure does not pass; the portion of the proceeds from selling the gun store that would have to be returned to the Successor Agency; the contingency reserve for emergencies; reserve policy for Malibu; the ability to place restrictions on the donation; meetings and collaboration with the County Office of Education (COE); and Council direction regarding reports back.

Discussion ensued between Superintendent Dr. Alfonso Jiménez, staff and Council Members regarding email from a community member regarding the percentage of unrestricted funding used for staffing costs; costs in other districts; the CCUSD proposed budget for 2025-2026; Average Daily Attendance (ADA) numbers; funded enrollment; revenue generated; the funding formula; declining enrollment as an issue; and birth rates.

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Triston Ezidore with one minute ceded by Scott Friedman, expressed appreciation for the discussion; discussed reserves;

serving the collective community; support for CCUSD; cuts that will negatively impact students; vulnerable students; keeping critical structural programs in place; funding resources; student achievement; threats from the federal administration; the importance of investing in students; the partnership between the City and CCUSD; and he urged the City to support CCUSD.

Council Member McMorris returned to the dais.

Ron Levinson was called to speak but was not present in person or online.

Amy Kim provided background on herself; discussed loss of autonomy by other school districts when COE oversight comes in; negative impacts to CCUSD; losing the destination City status; people who come to Culver City to attend high quality public schools; willingness to pay high housing costs and sales taxes; the value of public education; diversity; and she asked the City Council to support CCUSD.

Jessica Harwood provided background on herself; discussed the importance of public schools; gratitude for the great schools; schools as a draw making Culver City a desirable place to live; and she asked the City Council to support the item to fully fund the 2026-2028 school years.

Crystal Alexander with one minute ceded by Ken Alexander, indicated speaking as the former City Treasurer of Culver City; discussed financial difficulties by CCUSD; the request from CCUSD; inaccurate messaging from the Federation of Teachers; the need for conditions attached to bail out money; regaining public trust of both elected bodies; transparency; sample conditions; engagement of the Finance Advisory Committee (FAC) to work with Finance Department staff to craft conditions; and best business practices.

Lindsay Carlson, CCUSD Board Member, with one minute ceded by Scott Crichton, provided background on herself; discussed the financial situation of CCUSD; cuts already made for 2025-2026; additional budget cuts to be made next year to stay afloat; concern with creating a downward spiral; concern that a declining reputation of CCUSD would lead to declining property values and reduce the general quality of life in the City; fiscal responsibility; time needed for current leadership to fix prior School Board mistakes; added expenses; decreased funding from the state and federal government; increased class sizes and defunded programs; unanimous CCUSD agreement to pursue

additional revenue; a potential parcel tax in June of 2026; rental income; working together for mutual benefit; providing \$2.5 million to CCUSD if Measure CL passes; she clarified that the money would not be a donation, but rather a contribution and an investment in the schools; and she noted parents and caretakers waiting to see what the City does before casting their ballot.

Dee Montealvo provided background on herself; discussed her comments at the previous meeting; unanswered email to the City Council from her students; teaching students about the power of yet; she highlighted facts from letters sent by her students; noted that teachers were resourceful; and discussed her efforts to get resources for her classroom.

Carolyn Libuser acknowledged the terrible situation for CCUSD; discussed funding 1,600 permit students who are not paying taxes in Culver City; noted that the situation had been a long time coming; reported being mocked at School Board meetings when she objected to expenditures and cited issues; and she expressed appreciation to new leadership.

Stephen Jones noted that students and teachers needed help from Culver City; discussed the excellent job of City staff to identify available funds to make sure providing support to CCUSD has minimal affects to City finances; he asked the City Council to approve the staff recommendations; noted additional help requested for the next two years; the need for CCUSD and Culver City to work together; and he reminded the City Council that they would need to make up for cutting spending on mobility improvements in next year's budget with additional General Fund spending on pedestrian and bike infrastructure.

Jeannine Wisnosky Stehlin with one minute ceded by Jack Stehlin, discussed reasons for moving to Culver City; new leadership in CCUSD; cuts already made; deeper cuts necessary if Culver City does not help; the potential for loss of confidence in the schools, decreased enrollment, burnout, and higher staff turnover if help is not provided; the interconnectedness of schools and the community; ensuring new families enroll in neighborhood schools; maintaining enrollment of current families; providing high quality public education; the importance of strong public schools as an economic driver and cornerstone of quality of life as well as being a key stated reason families move to Culver City; and the opportunity to send a values-based message with support of CCUSD.

Melissa Stucky was called to speak but was not present in person or online.

Jeanne Black indicated being a Planning Commissioner and Chair of the CCUSD Measure E Citizen Bond Oversight Committee speaking on her own behalf, discussed reserves held by CCUSD vs. those held by Culver City; money requested from Culver City; budget cuts made by CCUSD over the past two years; reductions to General Fund expenditures by Culver City; increases to City staffing; the proposed quarter cent sales tax as a way to address the structural deficit; state law requirement of a fiscal emergency to hold an off-cycle election; the fiscal emergency declared by the City vs. the fiscal crisis being experienced by CCUSD; identification of money that can be provided to CCUSD without reduced staffing or contingency reserves; the need for CCUSD to bring its reserves up to 3% by October 31, 2025 or make additional layoffs; and she asked the City Council to approve \$2.5 million to support CCUSD.

Matthew Gil de Leon was called to speak but was not present in person or online.

Heather Moses, CCUSD Arts Coordinator, provided background on herself; discussed benefits of arts programming; keeping students engaged and motivated; concern with potential cuts; she did not want to see the next generation of students get less than her children did; asked the City Council to help CCUSD meet the financial challenge; acknowledged the uncommon situation noting that Culver City is exceptional as a School District and as a city; and she asked the City to provide financial support.

Melissa Sanders discussed responsibility to residents and citizens; money allocated to an outside private developer; choices; cuts to City services; prioritizing outside people over residents; including a financial audit in the agreement; bond money; building a swimming pool; and the need to work together to provide the best school district in the county.

Kenny Stevenson provided background on himself; expressed support for funding CCUSD; discussed money needed to get the school's finances up to the minimum; meeting obligations; the need for short-term support from Culver City; affordable housing being built to bring in new students; and ensuring students get the quality of schools that everyone came for.

Council Member Fish exited the dais.

Darin Ali Gadhvi was called to speak but was not present in person or online.

Edward Wolkowitz discussed length of time he has followed the Culver City Council; unprecedented consideration of making a direct cash payment to CCUSD; the critical nature of CCUSD finances; concern that Culver City is moving toward the same critical situation; concern that the decision to support would lead to more serious and less desirable consequences in the future; support for providing the money; he echoed comments from Melissa Sanders; and felt that funding should come out of the Jubilo Village allocation.

Dr. Alfonso Jiménez expressed appreciation for consideration of the request; acknowledged demand on time and resources; requested financial support in an amount greater than the \$2.5 million for 3 fiscal years; discussed the temporary commitment necessary to meet CCUSD state reserve requirements; implementation of a multi-year fiscal recovery plan; revenue generation; long-term stability strategies to support CCUSD; he noted that the one-time contribution would only partially cover the required reserve and require cuts; he noted that cuts would hurt the most vulnerable students; and he asked the City to work together with CCUSD.

Marleen Pugach provided background on herself; noted that a stable community depended on a stable school system; discussed the potential for a LACOE (Los Angeles County Office of Education) takeover; questioned what kind of schools Culver City wanted children living in the recently approved Jubilo Village project to attend; and she indicated that the City was responsible for making a solid decision.

Andrew Lachman with one minute ceded, noted that no one wanted to be in the situation; discussed structural questions being asked; coming together to stand with schools; the Culver Compact in 2015; property values; crime; safety; quality jobs; the community investment for everyone; hard questions being asked by the Board; addressing mistakes made in the past; efforts to cut costs and generate income; community advocates; ensuring the issue does not become a political football; and he asked that they work together.

Marci Baun discussed concern with current and previous members of the CCUSD Board that had not made fiscally responsible decisions; support for the current item over the Jubilo Village decision or building a bridge; she felt that homeless spending



should be decreased; indicated that if money were given, there should be conditions imposed; discussed ensuring that conditions are followed; and restoration of trust in CCUSD.

Stephanie Guardron provided background on herself; expressed support for Item A-2; discussed sacrifices made to have multiple jobs to afford to live in Culver City so their children could attend Culver City schools; participation in the School Site Council; tracking of every penny spent; mistakes made in the past; and making an investment in students that would only benefit the community.

Leila Guardron asked that the City Council support Item A-2; asserted that everyone in CCUSD worked very hard under all conditions because learning is important; and she noted that City support would make a difference to thousands of students.

Council Member Fish returned to the dais.

Wendy Hamill, Culver City Education Foundation (CCEF), provided background on herself; discussed providing a top tier education; understanding the complicated world they live in; the vital link in preserving CCUSD and preserving the well-being of Culver City; and she asked the City Council to prioritize the future success of the youngest community members over less urgent expenditures in the City budget.

Blakely Robles discussed partnering to provide the best option for the future of CCUSD; financial challenges; mistakes made in the past; new School Board Members; changes made; concern with causing further harm; making a positive change with a contribution; schools as the foundation of Culver City; property values; property taxes; establishing positive morale in the schools; dedication to the school community; homeownership; and she asked the City Council to support CCUSD.

Ray Long, Culver City Federation of Teachers, expressed appreciation to staff for finding funds; asked that the City Council approve the CCUSD request for funding; discussed improving Joint Use Agreements for the future; investment in public schools by other cities; revenue generation; and he asserted that it was time for Culver City to help students and staff.

Brian Guerrero, CCUSD Board Member, discussed contributions to the growth and welfare of students; underfunding of public education in California; the middle class community in Culver

City as compared to other cities; contracting the budget; trimming programs and positions; efficiency; cuts that will affect students; he indicated moving to and staying in Culver City because of the schools; and he asked the City Council to support funding for CCUSD.

Anne Hwang was called to speak but was not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation for the public comment received; acknowledgement of the importance of schools in Culver City; examination of ways to fulfill the funding gap; appreciation for Board Members who discussed commitment to exploration of revenue sources and staff for bringing back information for review; difficult choices; the structural deficit faced by Culver City; being asked to take money out of Safe Streets projects to keep children safe on the way to school; acknowledgement that all choices involve sacrifice; not allowing the issue to become a political football; finding a solution that does not take a significant amount of resources from existing programs; work of the Mobility Subcommittee to replenish funds; support for pursuing the staff recommendation; application of conditions to the donation; pursuit of the parcel tax; market-rate housing to meet RHNA (Regional Housing Needs Assessment) goals; previous Board Members; creation of a feasibility study for CCUSD land use; market-rate housing that could be mutually beneficial; engagement of the FAC to set terms and conditions on the funds to ensure they are put to good use; adding fulfilling the entirety of the Safe Routes to School program as part of conversations about the Joint Use Agreements; the importance of stepping up to help CCUSD as they are facing significant impactful cuts; and full City Council consensus was received to agendaize a review of the Joint Use agreement with CCUSD with input from the Culver City/CCUSD Liaison Committee and looking at potential sources of revenue.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for community engagement efforts and to CCUSD staff; support for the staff recommendation; hope that funding will be revisited as budget conversations continue; support for CCUSD doing all they can to support a parcel tax; other revenue sources; accountability; ensuring everyone is working together to support the community; making sure the issue is a continual agenda item in the quarterly Liaison Subcommittee meetings; acknowledgement of the value of schools to the community; the importance of CCUSD becoming financially

sustainable on its own; challenges for the City to meet their own financial obligations without cutting services; the inability of Culver City to fund schools on an ongoing basis; and the infeasibility of the City being a permanent source of funding for CCUSD.

Further discussion ensued between staff and Council Members regarding options for Culver City moving forward; the trajectory of Culver City; the Contingency Reserve; small and limited opportunities to expand General Fund revenue; cuts impacting students; cuts to services and personnel impacting the entire community; the importance of a robust emergency reserve fund; making a one-time donation vs. an ongoing commitment; Jubilo Village; being fiscally responsible to the community; running the City as a business; Capital Improvement Projects (CIPs); a suggestion to take \$2.5 million from the Jubilo Village project to support CCUSD with a \$5 million donation; involvement of the FAC; ensuring shared values between the City and CCUSD; and working together to secure the longevity of CCUSD and the City.

Discussion ensued between staff and Council Members regarding schools as a City service; tradeoffs; making choices based on values and priorities; support for the staff recommendation to provide the \$2.5 million allocation to CCUSD with a member of the FAC appointed to the CBAC (Community Budget Advisory Committee), including Finance staff in conversations with the COE, CCUSD reports on budget progress, and recovery of \$1 million in Mobility funds in next year's budget; potential market-rate housing on CCUSD property; front-ending money; the first year of the three year request; including monies in the fiscal year 2027 and 2028 budgets; difficult choices; sharpening priorities; and the opportunity to begin a more collaborative relationship between the City and CCUSD.

Additional discussion ensued between staff and Council Members regarding concern with the current financial position of Culver City; meetings with the Superintendent; difficult decisions made by CCUSD for the 2025-2026 school year; planning in spring for cuts for the subsequent school year; the \$1.5 million shortfall in what was asked for; acknowledgement that City Councils do not vote to direct General Fund monies to their local school district; Joint Use Agreements between other cities and other districts; budget advantages Santa Monica and Beverly Hills have over Culver City; the small percentage of property taxes received by Culver City; stable revenue generation; the larger than normal emergency reserve due to the City's dependence on sales tax; concern with being an ongoing source of funding for

CCUSD; reticence to provide support; the drop in the largest source of CCUSD funding; the need to see an active process for attracting and retaining students; providing a written plan; outreach to preschools; exit interviews for those leaving CCUSD; adding conditions; promotion of CCUSD to families moving into Culver City; counter balancing the negative talk about CCUSD; lack of revenue options for Culver City; the request for a parcel tax for CCUSD; decreasing birth rates; misinformation; and support for reallocation of \$1.5 million from Jubilo Village to make up the shortfall CCUSD is facing.

Mayor O'Brien moved to support the staff recommendation with a condition for a written plan on how to recruit and retain students and adding an additional \$1.5 million reallocated from Jubilo Village to the existing \$2.5 million that staff determined can be pulled from capital projects. Council Member Vera seconded the motion with the caveat that the \$1.5 million reallocation from Jubilo Village be increased to \$2.5 million.

Further discussion ensued between staff and Council Members regarding support for providing \$5 million for two years; concern with the status of the Jubilo project if money is pulled from it; clarification on conditions; concern with moving in bad faith by pitting 100% affordable housing against students; agreed upon conditions for the donation agreement including: CCUSD pursuit of a parcel tax for the June ballot, CCUSD exploration of potential market-rate housing on CCUSD property to meet RHNA goals, appointment of an FAC Member to serve as a representative to the CBAC, City staff to sit in on meetings with LACOE, CCUSD to provide financial reports to the City Council/CCUSD Liaison Committee, creation of a written plan to actively retain and recruit students and market schools to residents; staff exploration of bringing back a plan for replenishing money removed from the Mobility Fund in the next budget; concern that the proposal to remove money from the Jubilo Village project had not been included in materials provided, the public was unaware, and direction had not been given to staff to explore removal of funding; concern with irrevocably harming the Jubilo Village project; relevance to the discussion; the request for additional funds by the Superintendent; the ability to provide direction to staff to explore options; the need to agendize a discussion of making changes to funding for Jubilo Village; ensuring that people have notice before action is taken; and concern with creating a false choice that does not have to be made.

Vice Mayor Puza proposed a substitute motion to approve a one-time \$2.5 million donation to CCUSD funded by the identified Capital Improvement Projects with conditions as discussed. Council Member Fish seconded the motion.

Additional discussion ensued between staff and Council Members regarding finding creative ways to get as much money to CCUSD as possible; the choice to be offended; the need to look at the budget wholistically; concern with dedicating such a large amount of money to one project when there are so many needs across the community; and promises to seek outside funding.

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE RECOMMENDED LIST OF CAPITAL IMPROVEMENT PROJECTS TO DEFUND IN ORDER TO FUND A POTENTIAL ONE-TIME \$2.5 MILLION DONATION TO CCUSD WITH CONDITIONS INCLUDING: CCUSD TO SEEK A PARCEL TAX ON THE JUNE BALLOT, CCUSD INVESTIGATION OF POTENTIAL HOUSING ON CCUSD PROPERTY TO HELP MEET RHNA GOALS, APPOINT A MEMBER OF THE FAC TO CBAC, CULVER CITY STAFF DIRECTED TO SIT IN ON LACOE MEETINGS WITH CCUSD, CCUSD TO COME BACK TO THE CULVER CITY/CCUSD LIAISON COMMITTEE WITH REPORTS ON FINANCES, AND CCUSD TO CREATE A WRITTEN PLAN ON HOW TO RETAIN STUDENTS AND MARKET SCHOOLS TO RESIDENTS.

Mayor O'Brien expressed appreciation to staff for their work to provide information necessary for Item A-2.

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Item A-3

**CC - Introduction of an Ordinance Amending the Culver City Municipal Code Relating to Administrative Remedies for Challenges to Fees, Charges, and Assessments on Real Property**

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING THE CULVER CITY MUNICIPAL CODE TO ADD A NEW CHAPTER 3.12 REGARDING EXHAUSTION OF ADMINISTRATIVE REMEDIES FOR CHALLENGES TO FEES, CHARGES, AND ASSESSMENTS ON REAL PROPERTY.

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Item A-4

**CC - Adopt a Resolution Approving the Salary Schedule for City Manager in Accordance with the City Manager Executive Employment Agreement, Effective Retroactively to July 28, 2025**

Dana Anderson, Human Resources Director, introduced the item.

Stephanie Condran, Human Resources Analyst, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding state law.

Mayor O'Brien invited public comment.

Ingrid Moran was called to speak but was not present in person or online.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY MANAGER IN ACCORDANCE WITH THE CITY MANAGER EXECUTIVE EMPLOYMENT AGREEMENT, EFFECTIVE RETROACTIVELY TO JULY 28, 2025.

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Item A-5

**CC - Adoption of a Resolution Expressing Support for the Workers at Southern California Hospital in their Efforts to Maintain Fair Wages, Protect Employee and Patient Well-Being, and Uphold Good Working Conditions at the Hospital**

Vice Mayor Puza exited the dais.

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that no policies would be changed as a result of the resolution.

Vice Mayor Puza returned to the dais.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Melissa Sanders proposed that the person on the dais who had been named in a lawsuit for Brown Act violations with the SEIU (Service Employees International Union) should recuse themselves from the item; indicated being tired of past and present City Councils being asked to support so many different causes; proposed making a blanket resolution; expressed concern with time expended; lack of confidence in the hospital; and lack of trust in the union.

Marie Aragon, Chief Nursing Officer at Southern California Hospital (SCH), provided background on herself; discussed the mission of Southern California Hospital; progress made; putting patients first by putting employees first; reduced staff turnover; changes made to support their team; concern with putting internal matters in a public arena; focusing on spectacle rather than solutions; and supporting health care workers, advancing patient care, and building a healthier city.

Katherine Avendano, SCH Administrator, provided background on herself; discussed positive changes in the past five years; the well-intended resolution that suggests the ongoing and effective improvements are not happening; the resolution as restating what is already happening; collaboration with Culver City, Fire, Police and the union; and she proposed celebrating accomplishments and recognizing efforts rather than politicizing the caring environment provided.

Jessica Greer, SCH Associate Chief Nursing Officer, discussed shared commitment between hospital leadership, staff, and the union to ensure the safety and well-being of everyone in their care; progress made through open dialogue and mutual respect; the focus on safety and quality; and the intent to continue to build on positive changes.

Chris Bronson, Manager of Diagnostic Imaging at SCH, provided background on himself; discussed his service as an SEIU union steward and in a leadership role at SCH; the commitment of the SCH to excellent patient care and to providing a safe environment for all staff; implementation of patient safety and quality improvement programs; and he felt that SCH demonstrated fairness and transparency and commitment to patients, employees, and operational excellence.

Constance Williams, Nursing Director at SCH, provided background on herself, discussed working collaboratively to solve challenges; concerns about the message being sent with the resolution as currently written; and she urged hospital leadership, staff, and the community to continue working together toward the shared goal of ensuring that the people of Culver City can count on high quality compassionate care when it is needed most.

Elijah Lee was called to speak but was not present in person or online.

Barbara Neefs was called to speak but was not present in person or online.

Ferdi Malinao provided background on himself; discussed sense of teamwork, family, and transparency at SCH; the bargaining CBA; successorship protections for CNA (California Nurses Association) and SEIU contracts even when ownership changes; retention of benefits and working conditions; concern with creating unnecessary fear and disruption among staff with Item A-5; undermining trust in transparent leadership; and he indicated that he valued SCH and urged the City Council to listen to the experiences of both sides.

Cierra Lightfoot, Registered Nurse and Metabolic and Bariatric Manager at SCH, provided background on herself; discussed community involvement and integration; mental health services offered that many other hospitals do not; and she noted that SCH is a direct conduit for nursing schools.

Tawanda Washington, SCH management, provided background on herself; discussed being a patient at SCH; employee retention; support for the job of leadership to make SCH great again; and she felt that the last union contract was the best that had ever been signed.

Avi Amit, Director of Rehab Services at SCH, provided background on himself; expressed support for SCH; discussed pay rates; support from administration that allows him to support his staff; promotion of new programs at the hospital; and he indicated that they care about patients and employees.

Austin Stephens, SCH, provided background on himself; discussed stable staffing; and positive and engaged staff in his unit reflecting the hard work and commitment of frontline staff and leadership.



Justin Sischo indicated agreement with many points in the resolution; discussed priorities that staff and leaders focus on daily; the focus on people and patients and on maintaining strong relationships with SEIU-UHW, and CNA; monthly meetings; successful collective bargaining agreements negotiated; resolution of issues; lack of collaboration before the issue came forward; concern with perception of the resolution that points mentioned are not already being addressed; lack of need for a resolution; active management; successor language to protect employees; and concern that by voting to approve the resolution, Culver City is inserting itself into matters governed by the NLRA (National Labor Relations Act).

Edward Wolkowitz, former Mayor, provided background on himself and asked the City Council to explain how they felt the item fell within their jurisdiction and what the impact would be on the bankruptcies of hospital corporations pending in the northern district of Texas.

Larhonda Smith provided background on herself, discussed filing for bankruptcy by Prospect; statements from the owners indicating their intent to buy back the hospital after bankruptcy proceedings, contracts would be safe, and business would be as usual; expectation that SCH would come out to support the resolution; working collaboratively with management; quality and quantity of life provided; confusion by the opposition to the resolution by SCH; support for uplifting the idea that union jobs are good for healthcare in Culver City; and she asked the City Council to vote yes to let workers know they support healthcare workers in Culver City.

Jerry Kringen provided background on himself; discussed the request that the City support the resolution indicating that union jobs are good for Culver City as SCH goes through the bankruptcy process; uncertainty; clarification that the intent is not to attack SCH, but rather to protect union workers; confusion as to opposition from SCH; protection of a union contract during uncertain times; concern for people nearing retirement; and he asked the City Council to vote to support the resolution to appreciate and preserve union jobs in Culver City.

Kathleen Pittman provided background on herself; expressed surprise and confusion at the tone of letters from SCH submitted in opposition to the resolution; discussed the bankruptcy process; support for ownership of the hospital to be maintained

by Prospect; belief that SCH supports maintaining union jobs; shared vision for what is best for Culver City's only hospital; the resolution stating that union jobs are good for Culver City; protecting jobs; the bankruptcy process; and she asked for City support of the resolution.

Roydell Caesar provided background on himself; discussed uncertainty through the bankruptcy process; progress made; patient advocacy; impact to patients; and he asked the City Council to vote yes on the resolution to protect union jobs and benefits noting the importance of support from the City they stand for.

Mauricio Medina, SCH, reported going through a bankruptcy process with St. Francis in Inglewood; discussed the successorship clause in the contract that did not stop the buyer from firing 400 employees; the closing of St. Vincent Hospital in 2020; and he asked that the City Council vote in support of the simple resolution to indicate support of good union jobs in Culver City and doing whatever they can to protect them.

Ana Alvarenga was called to speak but was not present in person or online.

Maky Peters spoke representing workers at SCH; discussed the private equity firm that owns SCH in bankruptcy proceedings; the uncertain future for workers, made more uncertain by statements made by SCH representatives to the City Council; the successorship clause that still leaves workers vulnerable to being terminated; loopholes used to get rid of union workers; the request for a simple statement from Culver City affirming that the City believes everyone benefits from good union jobs and wants to maintain them; and she asked that the City Council vote in support of the resolution.

Rebecca Rona was called to speak but was not present in person or online.

Luis Martinez, SEIU, urged the City Council to approve the resolution to support maintenance of fair wages, uphold good working conditions, protect patient well-being, and indicate that maintaining union jobs and protecting employee well-being is a top priority; uncertainty for workers at SCH with filing of bankruptcy by the owner; and the importance of sending a message of support for fair wages and conditions maintained by union contracts.

Damien Diaz, union representative at SCH Culver City, discussed the ability of the employer to rectify misunderstanding by standing behind their healthcare work force; partnership between the union and the employer; he noted that the resolution did not interfere with regulations; and he asked the City Council to stand with healthcare workers and adopt the resolution.

Council Member McMorris exited the dais.

Discussion ensued between staff and Council Members regarding appreciation to all who came to speak and to staff for their work; acknowledgement that the City is more than just residents who can afford to live in Culver City; the importance of workers; workers expressing concern that SCH would be sold; upholding working conditions and essential workers; appreciation expressed by employees; concerns that change of ownership could impact the current good wages and benefits; the current assault on workers by the federal administration; the proposed resolution that commends the SCH workforce and does not change policy; and the importance of showing up for Culver City workers.

Council Member McMorris returned to the dais.

Additional discussion ensued between staff and Council Members regarding precedent; ensuring that people are treated with dignity and respect; providing access to a hospital in Culver City; acknowledgement of the inherent power imbalance in society; providing support for workers in times of uncertainty; making a statement of values; and hope for a unanimous vote.

Further discussion ensued between staff and Council Members regarding support for all workers; celebrating accomplishments; acknowledging work to be done; pitting one side against each other; the duty to foster conversation; hospital ratings; successes; improvements made; successorship protection; City jurisdiction; concern with creating conflict within the organization by supporting the resolution; a missing component; positive comments made by employees; level of commitment to employees; potential misunderstanding; and encouragement for SEIU to sit down with hospital staff and figure out the misunderstanding.

Additional discussion ensued between staff and Council Members regarding Culver City as a union city that supports organized labor and stands with workers in the fight for fair wages, safe working conditions, and dignity on the job; appreciation for

the work of SCH over the past few years; responsibility to speak up when the health and dignity of residents, workers and essential service providers are on the line; the opportunity to engage in a broader conversation about equity, public health and labor rights; elements of mischaracterization expressed; potential sale of SCH; and including language to acknowledge good work being done and agreement from the union and SCH about patient care, working conditions, and union jobs.

Further discussion ensued between staff and Council Members regarding support for unions; work of leadership and employees to improve SCH; acknowledgement of leadership commitment to make SCH a place where people want to come to work; building culture; the feeling that Culver City should not insert themselves into the process; support for front line workers; lack of acknowledgment of the hard work done by management; the need for balance; the point person for SCH; partnerships with Police, Fire, and the Mental Health Team; inserting politics into the matter; providing a support message from Culver City crafted by the union and management; commitment to employees; the importance of acknowledging the good work of management; the family environment; concern expressed about maintaining the CBA after a takeover or sale; support for workers and fair wages; the process; and tension created by the resolution.

Council Member Fish moved to adopt the proposed resolution.

Additional discussion ensued between staff and Council Members regarding the intention of the resolution; the low bar to support a resolution supporting workers vulnerable during a time of transition; work to make things better for the community; workers as being part of the community; and respect for the management of the hospital and the workers who keep the hospital running.

Vice Mayor Puza offered an amendment to include language indicating that SCH cares about patient care, working conditions, and union jobs; the resolution as being especially important if SCH sells; and a suggestion to include examples of work being done by SCH.

Discussion ensued between staff and Council Members regarding recognition of the good work being done by SCH with inclusion of examples; clear direction on what language to include in order to adopt the resolution; respect for the intention of the amendment; the scope of the proposed resolution to ensure that workers are treated fairly if and when the sale occurs; adding

references to the fact that SCH has ratified union contracts ahead of time and SCH has earned four star ratings for two years in a row; the focus to protect workers who are vulnerable during bankruptcy; union members who appreciate the hospital and like working there; concern with language in Section 2 that sounds as if SCH does not support their workers; support for the motion if language in Section 2 is modified to indicate SCH continues to engage in good faith dialogue as they have in past negotiations; the intent of the resolution to support workers, not to back up SCH's management practices; the vote to protect workers; concern with making a performative gesture that would create more conflict; and support for bringing the two parties together.

Vice Mayor Puza proposed amended language to indicate: "Whereas, SCH cares about patient care, working conditions, and union jobs, this resolution is especially important if the hospital sells."

Mayor O'Brien proposed adding language in Section 2 to indicate: "...stakeholders to continue to engage...".

Council Member Vera proposed a substitute motion to table the item as he felt it was not the job of Culver City to speak for either side and he proposed engaging in conversation with the two sides together to find a path forward. Mayor O'Brien seconded the motion.

Council Member McMorris indicated that she would be voting against the motion because she felt the matter was urgent, and that now, and every day is the time to support workers noting that there would not be another City Council meeting until September.

Council Member Vera felt it important to foster a conversation and get things right for both sides.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY MAYOR O'BRIEN THAT THE CITY COUNCIL TABLE THE RESOLUTION.

THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: O'BRIEN, VERA  
NOES: FISH, MCMORRIN, PUZA

Heather Baker, City Attorney, read the agreed upon changes to the resolution including adding an additional recital to

indicate: "Whereas Southern California Hospital cares about patient care, working conditions, and union jobs, this resolution is especially important if the hospital sells", and adjusting language to Section 2 to indicate: "The City Council urges hospital leadership and relevant stakeholders to continue to engage in good faith dialogue."

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT AS AMENDED A RESOLUTION EXPRESSING SUPPORT FOR THE WORKERS AT SOUTHERN CALIFORNIA HOSPITAL IN THEIR EFFORTS TO MAINTAIN FAIR WAGES, PROTECT EMPLOYEE AND PATIENT WELL-BEING, AND UPHOLD GOOD WORKING CONDITIONS AT THE HOSPITAL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

James Richardson discussed tough funding decisions; agreed with comments about false choices; noted that two things could be done without bankrupting City Hall or being in a deficit; discussed loss of faith in government; building revenue in key areas: income, capital gains, terms of the trade; building a community currency exchange; and he asked that the City Council agendize consideration of a non-government organization to raise money to support City services that should not be pitted against each other.

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**Items from Council Members (Continued)**

None.

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### **Council Member Requests to Agendize Future Items**

Council Member Fish received unanimous consensus to direct staff to examine support of Assembly Bill 727 sponsored by the American Federation for Suicide Prevention spearheaded by Bridget McCarthy to place the Trevor Project Hotline on all student ID cards in California; he discussed support for LGBTQ youth; hotlines defunded by the administration; and looking at legislative priorities to see if the item could move forward without City Council consideration.

Discussion ensued between staff and Council Members regarding clarification that if the legislative platform did not support the item, the item would come back before the City Council.

City Council consensus was achieved on the following items:

- Consideration of placing an item on the agenda to allow 16 year olds to vote in City elections (Fish)
- Consideration of single-staircase construction codes (Vera)
- Review the Joint Use Agreement with CCUSD with input from the Culver City/CCUSD Liaison Committee and looking at potential sources of revenue (Fish)
- Direct staff to examine whether the legislative platform would allow support for AB 727, and if not, bring the item forward for City Council consideration (Fish)

MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF DAVID VONCANNON AND GLORYA KAUFMAN.

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## Adjournment

There being no further business, at 11:42 p.m. the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of David Voncannon and Glorya Kaufman to September 8, 2025.

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

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DAN O'BRIEN  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board,  
Redevelopment Financing Authority Board, Culver City Housing  
Authority Board, and Culver City Parking Authority Board

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