

OFFICIAL MINUTES

SPECIAL 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

December 1, 2025
6:00 p.m.

Call to Order & Roll Call

Mayor O'Brien called the special 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 5:38 p.m. in the Mike Balkman Chambers at City Hall.

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

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Closed Session

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received for Closed Session Items.

MOVED BY COUNCIL MEMBER MCMORRIS, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, 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.

At 5:39 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 - Anticipated Litigation
Re: Initiation of Litigation (2 Items)
Pursuant to Government Code Section 54956.9(d) (4)

CS-2 CC - Public Employee Appointment
Title: City Manager
Pursuant to Government Code Section 54957(b)

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Regular Session

Mayor O'Brien convened the special meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 6:50 p.m. with five 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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Report on Action Taken in Closed Session

Heather Baker, City Attorney, indicated that with regard to Item CS-1, the City Council had directed the City Attorney to initiate litigation at the appropriate time and once litigation is formally commenced, information pertaining to the litigation would be provided upon inquiry in accordance with The Brown Act.

Mayor O'Brien announced that with regards to Item CS-2, Odis Jones had been selected to serve as City Manager and he indicated that a press release would be issued on December 3, 2025, and

the employment agreement would be considered for approval at the December 8, 2025 Regular City Council meeting.

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

Vice Mayor Puza discussed World AIDS Day to honor the lives lost to HIV; progress made; work still to be done to provide access to compassionate and comprehensive care; lack of recognition by the federal administration; and commitment of Culver City to continue to uplift the day, honor those affected, and stand with communities who rely on visibility, efficacy, and care.

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Joint Public Comment - Items NOT on the Agenda

Mayor O'Brien invited public comment.

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

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Receipt of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED.

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Order of the Agenda

No changes were made.

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Consent Calendar

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, reported there were no requests to speak.

Item C-1

CC - (1) Approval of a Professional Services Agreement with Center for New Democratic Processes to Develop and Conduct a Civic Assembly in an Amount Not-to-Exceed \$230,000 as Recommended by the Civic Assembly Ad Hoc Subcommittee; and (2) Other Direction to the City Manager as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding appreciation to staff and Council Members for their work to bring more voices into City processes; the civic assembly process; moving the item forward on time; the seventh public meeting to discuss the budget allocation for the item; appreciation for the suggestion to convene the ad hoc subcommittee to review the bids; the recommended option; experience; number of potential participants; being able to involve more people; and other cities rethinking their processes.

Additional discussion ensued between staff and Council Members regarding appreciation to all the groups that presented; customizable and co-creative processes of the organization chosen; the ability of the City to do competitive quotations; the thorough process; confidence in the organization selected; responsiveness of local government in meeting the needs of the City; difficulty ensuring that everyone is happy; support for trying something new to be more responsive and better meet community needs; and appreciation for the ability to engage with more community members.

Further discussion ensued between staff and Council Members regarding concern with not engaging in a formal RFP (Request for Proposals) process; community skepticism; concern with the process and amount of money being spent; the importance of transparency; appreciation for looking at other possibilities; outreach and education; ideal meeting time; the Finance Advisory Committee (FAC) and the work of members of Commissions, Boards, and Committees (CBCs); lack of discretionary funds; and support for receipt of additional input.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY VICE MAYOR PUZA
THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CENTER FOR NEW DEMOCRATIC PROCESSES TO DEVELOP AND CONDUCT A CIVIC ASSEMBLY IN AN AMOUNT NOT-TO-EXCEED \$230,000; 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; AND,
4. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding technical difficulties in Council Chambers, and next steps in the civic assembly process.

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Item C-2

CC - (1) Approval of a Purchase Order with California Hot Water Supply in an Amount Not-to-Exceed \$60,000 to Replace a Non-Functioning Pool Heater at the City's Municipal Plunge; and (2) Waiver of Competitive Bidding Requirements for the Procurement of the Pool Heater Per Culver City Municipal Code Section 3.07.075.F.3

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH CALIFORNIA HOT WATER SUPPLY IN AN AMOUNT NOT-TO-EXCEED \$60,000 TO PROVIDE A NEW WATER HEATER FOR THE MUNICIPAL PLUNGE; AND,
2. WAIVE COMPETITIVE BIDDING REQUIREMENTS FOR THE POOL HEATER PROCUREMENT PER CCMC SECTION 3.07.075.F.3.; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Public Hearings and Action Items

None.

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Public Comment - Items Not on the Agenda (Continued)

Mayor O'Brien invited public comment.

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

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Items from Council Members (Continued)

Council Member Vera asked that the meeting be adjourned in memory of Cathy Zermeno and read a remembrance noting her service to Culver City over many decades.

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Council Member Requests to Agendize Future Items

None.

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MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF CATHY MASCARO ZERMENO.

Adjournment

There being no further business, at 7:19 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 in memory of Cathy Mascaro Zermeno to a regular meeting to be held on December 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



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: December 8, 2025