

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

August 24, 2015  
5:30 p.m.

**Call to Order & Roll Call**

Mayor O'Leary called the meeting of the City Council to order at 5:33 p.m. in the Mike Balkman Council Chambers at City Hall.

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

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

\* Council Member Cooper arrived at 5:37 PM.

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**Closed Session**

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

**CS-1** CC - Conference with Legal Counsel - Existing Litigation  
Re: Maria Bello v. City of Culver City  
LASC Case No. Bc503573  
Pursuant to Government Code Section 54956.9(d)(1)

**CS-2** CC - Conference with Legal Counsel - Existing Litigation  
Re: Gwendolyn Miles v. City Of Culver City  
LASC Case No. Bc503185  
Pursuant To Government Code Section 54956.9(D)(1)

**CS-3** CC - Public Employee Performance Evaluation  
Title: Fire Chief  
Pursuant To Government Code Section 54957

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**Reconvene**

Mayor O'Leary reconvened the City Council meeting and called the Culver City Housing Authority and Successor Agency to the Culver City Redevelopment Agency meetings to order at 7:03 p.m. with all Members present.

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**Report on Action Taken in Closed Session**

Mayor O'Leary indicated nothing to report out of closed session.

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**Invocation/Pledge of Allegiance**

The Invocation was given by City Manager John Nachbar and the Pledge of Allegiance was led by Albert Vera, Jr.

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**Presentations**

Item P-1

**Presentation of a Proclamation in Honor of Fiesta La Ballona**

The City Council presented the Proclamation to members of the Fiesta La Ballona Committee.

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

Council Member Clarke requested the City Council adjourn tonight's meeting in the memory of Diane Noonan, wife of The Front Page Online Publisher Ari Noonan, and Ms. Andy Alexander. Vice Mayor Weissman also requested tonight's meeting be adjourned in memory of Linda Marie Placentia Olvera, sister of Culver City employee Lisa Melgoza.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS

ADJOURNED THAT IT BE ADJOURNED IN MEMORY OF DIANE NOONAN, ANDY ALEXANDER, AND LINDA MARIE PLACENTIA OLVERA.

Council Member Clarke requested support to direct the City Manager to prepare an "End of Legislative Session Scorecard" which lists the positions taken by the City and the votes cast by members of the State Legislature and the Congress. The City Council concurred with the request.

Vice Mayor Weissman requested support to direct the City Manager to place an item on an upcoming agenda to consider naming a City facility in honor of former Chief Administrative Officer Dale Jones. The City Council concurred with the request.

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Karen Gibbs, Chair of the Fiesta La Ballona Committee provided information about the upcoming 2015 Fiesta.

Amada Reyes of the Washington West District spoke about an upcoming festival in West Washington Area and requested the City Council consider supporting the festival as a City-sponsored event. The City Council provided direction to the City Manager for staff to review the proposal with Ms. Reyes and place an item on a future City Council agenda for consideration.

Dr. Janet Hault provided a poem about Fiesta La Ballona.

Georges Chamchoum spoke about the Asian World Film Festival and requested the City Council provide support for the inaugural Festival to be held during October.

Stephen Murray, Alternate Representative to the LAX Noise Roundtable, provided information about the Federal Aviation Administration's proposal to change the flight patterns for the Los Angeles International Airport and such changes' impacts on Culver City.

Gerald Sallus invited the Council and community to the Culver City Historical Society's Founder's Day Picnic to be held on September 20, 2015.

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**Receipt and Filing of Correspondence**

Martin Cole, Assistant City Manager/City Clerk, reported that no correspondence had been received by the City Clerk's Office before 4:00 p.m. and therefore no motion was necessary.

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**Consent Calendar**

Mayor O'Leary announced that there were 10 items presented on the Consent Calendar and asked if Council Members had any questions or wanted to consider any of the Consent Calendar items separately. Council Member Sahli-Wells requested separate consideration of Items C-1 and C-3, and Mayor O'Leary requested separate consideration of Item C-6.

Item C-1

**CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY ITEM:  
Meeting Minutes**

THAT THE CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY APPROVE MINUTES FOR THE REGULAR MEETINGS OF AUGUST 10, 2015.

Council Member Sahli-Wells requested a reference to the Fire Department and the Fill the Boot Fundraiser be added to the Minutes. Assistant City Manager/City Clerk Martin Cole agreed to insert such references in the final version of the Minutes.

Item C-3

**CC - (1) Approval of a Professional Services Agreement with VCA Code Group for On-Call Building Inspection Services in an Amount Not-To-Exceed \$100,000; and (2) Approval of a Professional Services Agreement with Hayer Consultants,**

**Incorporated for On-Call Building Inspection Services in an Amount Not-To-Exceed \$100,000; and (3) Approval of a Professional Services Agreement with Hayer Consultants, Incorporated for On-Call Plan Check Services in an Amount Not-To-Exceed \$55,000 with all Proposed Agreements Having a Term from July 1, 2015 to June 30, 2016.**

Council Member Sahli-Wells requested clarification that the costs for the proposed agreements were the responsibility of the companies requesting expedited services. Community Development Director Sol Blumenfeld provided such clarification.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH VCA CODE GROUP FOR ON-CALL BUILDING INSPECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 WITH A TERM FROM JULY 1, 2015 TO JUNE 30, 2016; AND,
2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HAYER CONSULTANTS, INC. FOR ON-CALL BUILDING INSPECTIONS SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 WITH A TERM FROM JULY 1, 2015 TO JUNE 30, 2016; AND,
3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH HAYER CONSULTANTS, INC. FOR AS-NEEDED BUILDING SAFETY MECHANICAL, ELECTRICAL, AND PLUMBING PLAN CHECK SERVICES IN AN AMOUNT NOT-TO-EXCEED \$55,000 WITH A TERM FROM JULY 1, 2015 TO JUNE 30, 2016.
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.

Item C-6

**Authorization to Publish a Notice Inviting Buds (NIB) to Procure 120 Level 3A Ballistic Helmets, 120 Riot Face Shields, and 120 Face Shield Covers**

Mayor O'Leary suggested that the old equipment could be donated to another organization such as a Culver City Sister

City. Lieutenant Jason Sims responded that the Police Department would look into the suggestion.

THAT THE CITY COUNCIL:

AUTHORIZE PUBLISHING OF A NOTICE INVITING BIDS FOR 120 LEVEL 3A BALLISTIC HELMETS, 120 RIOT FACE SHIELDS, AND 120 FACE SHIELD COVERS.

Item C-2

**CC:HA:SA - Cash Disbursements for August 1 - August 14, 2015**

THAT THE CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY APPROVE CASH DISBURSEMENTS FOR AUGUST 1 - AUGUST 14, 2015.

Item C-4

**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 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND,
- 2) AUTHORIZE THE CHAIR AND THE EXECUTIVE DIRECTOR TO EXECUTE THE SEMAP CERTIFICATION ON BEHALF OF THE HOUSING AUTHORITY.

Item C-5

**SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from January 1, 2016 through June 30, 2016; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from January 1, 2016 through June 30, 2016; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency.**

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

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Item C-7

**CC - Approval of a Five-Year Professional Services Agreement with AssetWorks Inc. for Cloud Hosting Services for the City's Automated Fleet Management System in an Amount Not-to-Exceed \$119,373.**

THAT THE CITY COUNCIL:

- 1) APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH ASSETWORKS FOR HOSTING SERVICES FOR THE CITY'S FLEET MANAGEMENT SYSTEM IN AN NOT-TO-EXCEED \$119,373; 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.

Item C-8

**CC - Award of a Contract to Peterson-Chase General Engineering Construction, Inc. as the Lowest Responsive and Responsible Bidder for the Construction of the Duquesne Avenue Bridge Expansion Joint Repair Project, PZ-938 in an Amount Not-to-Exceed \$77,440 (\$70,440 Base Contract Plus \$7,000 in Contingency Authority).**

THAT THE CITY COUNCIL:

- 1) AWARD A CONSTRUCTION CONTRACT TO PETERSON-CHASE GENERAL ENGINEERING CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE DUQUESNE AVENUE BRIDGE EXPANSION JOINT REPAIR PROJECT, PZ-938 , IN AN AMOUNT NOT-TO-EXCEED \$77,440 (\$70,440 BASE CONTRACT PLUS \$7,000 IN CONTINGENCY AUTHORITY); AND,
- 2) AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$7,000, IF NECESSARY; 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.

Item C-9

**CC - Approval of a Lease and Memorandum of Understanding between the City of Culver City and the Culver City Historical Society for the Use of the Overflow Room in the Veterans Memorial Building for a Five Year Term Expiring on December 31, 2020.**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR LEASE WITH THE CULVER CITY HISTORICAL SOCIETY FOR USE OF THE OVERFLOW ROOM AT THE CITY'S VETERANS MEMORIAL BUILDING FOR A TERM ENDING DECEMBER 31, 2020; AND,
2. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY HISTORICAL SOCIETY FOR USE OF THE OVERFLOW ROOM AT THE CITY'S VETERANS MEMORIAL BUILDING FOR A TERM ENDING DECEMBER 31, 2020; 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.



Item C-10

**CC:SA - Adoption of Respective Resolutions Approving a Loan Agreement between the City of Culver City and the Successor Agency to the Culver City Redevelopment Agency to Address Temporary Cash Flow Needs in an Amount Not-to-Exceed \$206,750.**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN AGREEMENT FOR A LOAN FROM THE CITY TO THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY IN A PRINCIPAL AMOUNT UP TO \$206,750 WITH INTEREST EQUAL TO THE LOCAL AGENCY INVESTMENT FUND, WITH PRINCIPAL AND INTEREST DUE AND PAYABLE IN FULL FOLLOWING THE JUNE 1, 2016 PAYMENT TO THE SUCCESSOR AGENCY; AND,
2. AUTHORIZE THE CITY ATTORNEY AND CITY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,
4. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO DRAW DOWN FUNDS FROM THE LOAN AS NECESSARY.

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY AND THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY IN A PRINCIPAL AMOUNT UP TO \$206,750 WITH INTEREST EQUAL TO THE LOCAL AGENCY INVESTMENT FUND DUE AND PAYABLE IN FULL FOLLOWING THE JUNE 1, 2016 PAYMENT TO THE SUCCESSOR AGENCY (WITH SUCH APPROVAL BEING SUBJECT TO THE APPROVAL OF THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE); AND,
2. AUTHORIZE THE SUCCESSOR AGENCY GENERAL COUNSEL AND SUCCESSOR AGENCY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY; AND,

4. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO DRAW DOWN AND REPAY FUNDS FROM THE LOAN AS NECESSARY.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE CONSENT CALENDAR.

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#### **Order of the Agenda**

No changes were made.

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#### **Public Hearings**

Item PH-1

**CC - Introduction of an Ordinance Granting a Franchise to Crimson California Pipeline, L. P. for the Operation of Existing Pipelines Located in the Public Rights-of-Way for the Transportation of Oil or Products Thereof Pursuant to Certain Terms and Conditions Contained in the Proposed Ordinance.**

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICE.

Mayor O'Leary asked if any Council Member would request an oral staff report. No Council Member requested such a report.

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

Mayor O'Leary invited public comment.

No speakers came forward and no cards were received.

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

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE GRANTING A FRANCHISE TO CRIMSON CALIFORNIA PIPELINE, L.P. (PROPOSED CRIMSON FRANCHISE) FOR THE OPERATION OF EXISTING PIPELINES LOCATED IN THE PUBLIC RIGHTS-OF-WAY FOR THE TRANSPORTATION OF OIL OR PRODUCTS THEREOF PURSUANT TO CERTAIN TERMS AND CONDITIONS CONTAINED IN THE PROPOSED ORDINANCE.

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**Action Items**

Item A-1

**CC - Appointments to Fill Vacancies on the Landlord-Tenant Mediation Board and the Los Angeles County West Vector and Vector-Borne Disease Control District.**

Discussion ensued amongst the Council Members regarding the applicants for the Landlord-Tenant Mediation Board and the West Vector and Vector-Borne Disease Control District. After discussing the various applicants, the following motion was made:

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

- (1) APPOINT OLGA VAYSBERG TO THE LANDLORD-TENANT MEDIATION BOARD FOR A TERM ENDING ON JUNE 30, 2017, AND LEONARDO WILBORN FOR A TERM ENDING ON JUNE 30, 2018; AND,
- (2) APPOINT JAY GARACOCHEA AS THE CULVER CITY REPRESENTATIVE ON THE BOARD OF TRUSTEES OF THE LOS ANGELES COUNTY WEST VECTOR AND VECTOR-BORNE DISEASE CONTROL DISTRICT FOR A TERM ENDING DECEMBER 31, 2016.

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Item A-2

**CC - Introduction of an Ordinance Amending Chapter 3.06 of**

**Title 3 of the Culver City Municipal Code Pertaining to Campaign Finance and Other Political Activities.**

Council Member Sahli-Wells announced she had consulted with the City Attorney to discuss any potential conflict of interest that may be present because of her status as the only sitting Council Member who will be running for re-election in 2016. While the City Attorney advised there does not seem to be a legal conflict, to avoid even the appearance of any such conflict, Council Member Sahli-Wells announced her recusal from this item.

Council Member Sahli-Wells left the dais and exited the Council Chambers.

City Attorney Carol Schwab reviewed the material of record. Additionally, Vice Mayor Weissman and Council Member Clarke, Members of the City Council Ad-Hoc Campaign Finance Ordinance Review Subcommittee provided additional information and recommended the City Council introduce the proposed Ordinance.

Mayor O'Leary invited public comment. The following members of the public came forward:

Crystal Alexander (who also submitted written comments)  
Michael Hamill  
Michelle Weiner  
Daniel Lee

Mayor O'Leary commented on the need to move forward with the updates to the campaign finance regulations; and suggested making the change effective after the April, 2016 General Municipal Election.

Council Member Cooper expressed his concern with making changes to the campaign finance regulations at this time. He expressed his desire to have more time to review the proposed changes and to allow the public additional time to provide input, and asked if a delay in consideration was appropriate.

City Attorney Carol Schwab also read into the record certain non-substantive corrections to the proposed Ordinance

After further discussion, the following motion was made:

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER

CLARKE, THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE AMENDING CHAPTER 3.06 OF TITLE 3 OF THE CULVER CITY MUNICIPAL CODE PERTAINING TO CAMPAIGN FINANCE AND OTHER POLITICAL ACTIVITIES AS AMENDED BY THE CITY ATTORNEY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, WEISSMAN, O'LEARY  
NOES: COOPER  
ABSTAIN: NONE  
RECUSED: SAHLI-WELLS

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

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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**Items from the City Council**

There were no comments from the City Council Members made at this time.

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**Adjournment**

There being no further business, at 9:09 p.m., the City Council, Culver City Housing Authority Board and Successor Agency to the Culver City Redevelopment Agency Board adjourned the meetings in memory of Diane Noonan, Andy Alexander, and Linda Marie Placentia Olvera.

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Martin R. Cole  
CITY CLERK of Culver City, California  
EX-OFFICIO CLERK of the City Council and SECRETARY of the  
Culver City Housing Authority and Successor Agency to the  
Culver City Redevelopment Agency  
Culver City, California

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MICHEÁL O'LEARY  
MAYOR of Culver City, California and CHAIR of the Culver  
City Housing Authority Board and Successor Agency to the  
Culver City Redevelopment Agency Board