

OFFICIAL MINUTES

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

June 9, 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 5:33 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

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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, SECONDED BY MAYOR O'BRIEN 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 5:35 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: Significant Exposure to Litigation (1 Item)
Pursuant to Government Code Section 54956.9(d)(2)

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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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Recognition Presentations - 6:30 p.m.

Mayor O'Brien reconvened the City Council meeting at 6:30 p.m. for Recognition Presentations with all Council Members present.

Item R-1

CC - Presentation of a Proclamation in Celebration of Juneteenth 2025

Council Member McMorris presented a Proclamation in Celebration of Juneteenth 2025.

LaToya Hearn, Martin Luther King Jr. Celebration and Juneteenth Celebration Advisory Committee (MLK/JCAC) Chair, expressed appreciation for the proclamation and accepted it on behalf of the Committee; discussed Juneteenth as a powerful reminder that justice, freedom, and equality are not just ideals but ongoing work; discussed recommitment to making freedom true for everyone; honoring resilience, culture, and contributions of African Americans throughout history; deeper understanding, continued dialogue, and shared action; and she was looking

forward to the Juneteenth celebration on June 21.

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Item R-2

CC - Presentation of a Proclamation Designating June 2025 as Pride Month in Culver City

Vice Mayor Puza presented a Proclamation designating June 2025 as Pride Month in Culver City.

Jack Galanty noted that this was the fifth anniversary of the Pride event in Culver City; invited everyone to participate in the bike ride at Syd Kronenthal Park on June 28 that ends at the Pride Rally at Culver Steps in Town Plaza; and he noted that this year was an important time to come out and support.

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Item R-3

CC - Presentation of a Proclamation Designating June 2025 as Men's Health Month and June 9-15 as Men's Health Week

Mayor O'Brien presented a Proclamation designating June 2025 as Men's Health Month and June 9-15 as Men's Health Week.

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Item R-4

CC - Presentation of a Proclamation Designating June 2025 as Gun Violence Awareness Month

Council Member Fish presented a Proclamation designating June 2025 as Gun Violence Awareness Month.

Kevin Dedicatoria indicated that Pride Month is always a protest and a celebration; discussed progress for the LGBTQIA+ population; appreciation for living in Culver City; he reported that he moved from a city that is part of a school district that is suing the state to publicly out transgender students; discussed Mental Health and Gun Violence Prevention Month; and he noted the importance of understanding that people who die by suicide die as a result of a gun violence problem.

Jeremy Bocchino, City Clerk, reported that the parking validation machine at the back of Council Chambers was now working.

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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 7:00 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

Council Member Fish reported attending a demonstration with Council Member McMorris put on by SEIU (Service Employees International Union) to demand the release of David Huerta; discussed the release of David Huerta who is now facing felony charges; the traumatic and difficult weekend; ICE (Immigration and Customs Enforcement) terrorizing neighboring communities; reports of 200 people ripped from their families across the county with no way to be contacted; violations of the law; uncertainty about the length of time this will last; deployment

of the National Guard; laying the groundwork for more military interventions; the agenda to incite violence to justify their assertions that Los Angeles is unstable and a war zone; power, intimidation, and textbook authoritarianism; the reminder that what is legal and what is moral are often not the same thing; appreciation for becoming a Sanctuary City in 2017; the commitment and statement from Culver City Police Department (CCPD) reminding people to follow the ordinance; families feeling vulnerable; parents organizing to guard school entrances; the reminder that everyone keeps each other safe; the fact that community is our safety; he reminded anyone seeing ICE in the neighborhood to document it by calling L.A. Rapid Response Network at (888) 624-4752; he encouraged people to do whatever they can to safeguard their mental health; noted that they would keep standing up for their immigrant neighbors; and the importance of fighting for a City that keeps everyone safe.

Council Member McMorris was looking forward to Culver City Pride on June 28; discussed the joyful Pride celebration in West Hollywood to kick off Pride Month; the Ballona Creek Beautification event on June 14; she noted that everyone was hurting with the reports of ICE, Border Patrol, the National Guard, and the Marines being deployed; asserted that due process mattered; stated that deployment of the National Guard to attack protestors was fascism; discussed descending into a state that is alarming; history; the need to stand up for one another and keep everyone safe; she asked everyone to support their neighbors and support mutual aid funds, bail funds, legal funds and other resources; discussed CHIRLA (Coalition for Humane Immigrant Rights); the LA Rapid Response contact information; finding joy in the community and in the fight; hope as a discipline; and she encouraged people to continue to be involved, to continue to keep up the fight, and to continue to see the humanity in one another.

Council Member Vera echoed comments made by Council Members Fish and McMorris.

Vice Mayor Puza noted that behind the smiles and celebrations for Pride Month, people were scared of losing their rights; discussed speaking at two different Pride events; the reminder that the community is strong and will never be erased; appreciation to staff for their work on the Senior Prom; echoed comments made about ICE; expressed appreciation for resources shared; discussed concern with denial of due process, lack of access to detention centers for federal elected officials, and families not being allowed to see each other; he encouraged

people to exercise their right to non-violent protests; and he hoped that justice would be served quickly.

Mayor O'Brien echoed previous comments; expressed sadness that the President was instigating fear and violence in the state; discussed impacts to everyone; he asserted that people were safe in Culver City and supported by CCPD and the City; and he encouraged everyone to note the number for the LA Rapid Response Network and report incidents if they see them.

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The following item was considered out of sequence.

Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE OVER 500 PAGES OF CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JUNE 9, 2025.

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Joint Public Comment - Items NOT on the Agenda

Mayor O'Brien invited public comment noting that speakers wanting to make comment on PH-3 or the Jubilo Village item would have to wait until that agenda item was being considered; he proposed moving Items A-1 and A-2 forward on the agenda as they would be accomplished quickly; indicated that speakers would be limited to one minute given the large number of people wanting to provide input; and he proposed that people share their comment time, cede their time, or raise their hands in agreement so that the meeting is not overly long.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech and reminded members of the public that comment was being taken for Items NOT on the Agenda.

The following members of the public addressed the City Council:

Gary Zeiss discussed improving situations for small business owners; the confusing and disorganized bureau; he proposed establishing a Small Businesses City Department Task Force; discussed streamlining processes; permit credits; and paying rent on a property that cannot be used.

Amy Kim provided background on herself; spoke on behalf of her daughter; urged the City Council to think about children when they make their decisions; discussed people who moved to Culver City for the quality schools; and she asked for their support.

Meta Valentic indicated wanting to provide comment on Item PH-3.

Nancy Barba was called to speak but was not present in person or online.

Jeff Schwartz noted that when ICE came to Los Angeles this weekend the police did nothing, but when people resisted, they attacked the protesters and protected the goons; discussed the choice to protect Trump over the people they were meant to serve; he noted that ICE incidents in Culver City had happened too quickly for people to act; discussed refusal of CCPD to warn of the abductions or to prevent them; failure of their training at the Museum of Tolerance to teach them what fascism looks like; previous warnings about the dangerous, authoritarianism culture of policing; he questioned how much more warning, blood, tears, and multi-million dollar settlements were needed; noted that a sanctuary provided shelter from harm, not a place for people to inflict harm and defend the abusers with military equipment; he observed that every single law enforcement operation had chosen to assist Trump's goons rather than to protect the people of their community; he asserted that Chief Sims knew ICE was in Culver City and did not try to stop them; and he questioned whether the Mayor, the City Manager or the City Attorney knew as well noting that they collaborated with fascism by not speaking up.

Steve Siegel indicated representing an 80% of Culver City who wants the City Council to consider what benefits the quality of life for current Culver City residents the most; discussed building a larger population; asserted that following the model of Los Angeles was a poor model; and he stated that the election of Vice Mayor Puza and Council Member Fish did not constitute a mandate.

Nancy Barba provided background on herself; discussed the disparity in how safety is prioritized in Culver City; CCPD vacation checks offered for people who are traveling but absence when immigrant neighbors are being terrorized by ICE in their own homes; the need for equal protection under the law; she questioned where the same commitment was; discussed turning a blind eye to state-sponsored acts of terror; silence as

complicity; and she indicated that everyone deserved to feel safe.

Dr. Luther Henderson expressed disagreement with community members who communicated specious propaganda against the recent lawful actions by ICE; discussed the rhetoric and actions of paid political activists; unacceptable, unwavering support of illegal aliens who have violated immigration laws; un-American acts of sedition by standing in the way of ICE and local law enforcement agencies; and he urged the City Council to repeal the situation they were in.

Lindsay Carlson was called to speak but was not present in person or online.

Mark Warwick received clarification that his comments regarding Jubilo Village needed to wait until that item was considered.

Kenny Stevenson provided background on himself; questioned how Culver City could be a Sanctuary City if people did not have sanctuary here; discussed the presence of ICE at the Fox Hills Mall and at the car wash on Farragut; noted that CCPD had indicated that they were not helping ICE with their raids; felt that not actively preventing ICE made CCPD complicit; and he proposed using the Automated License Plate Readers (ALPR) to keep track of when ICE enters Culver City and use of bodycams for facial recognition.

Melissa Sanders thanked those speakers who want to protect neighbors noting that they were the same people asking that CCPD be defunded; noted the importance of a fully-funded, fully-functional police department; she felt that more officers should be hired; discussed the inability of CCPD to be everywhere at once; and she thanked CCPD for doing their best.

Margaret Peters, Parks, Recreation, and Community Services (PRCS) Commission Vice Chair, speaking on behalf of herself, discussed helping families scared to celebrate graduations due to ICE raids; direction from Alberto Carvalho, Los Angeles Unified School District (LAUSD) Superintendent, for school police to intervene and interfere with any federal agency that may want to take action during graduation; she noted that CCUSD did not have school police, so she asked the City Council to direct CCPD to interfere and intervene with any ICE activity during school graduations; she reported calling 911 when ICE actions had nearly caused accidents and was told that CCPD did

not interfere with ICE; and she felt that CCPD should at least enforce traffic laws.

Disa Lindgren joined others in sharing grave concerns about what is happening in Culver City with ICE; expressed admiration for all the community members standing up to support their neighbors; noted that Culver City had an obligation to do the same; discussed the well-resourced police department; proposed that CCPD inform residents through Nixel when ICE is observed in the City and to do whatever possible to protect those who are being treated horribly; discussed lack of a guarantee of due process; and she stated that everyone should be doing whatever is possible to protect neighbors.

James Ricahrdson was encouraged from everything he was hearing; discussed living in a time of extremes; safety; being unable to think clearly; presented solutions; he discussed the \$250,000 going into community input; reported applying for the small business program; and discussed alternative currency.

Christopher Michel requested that the City Council agendize consideration of additional allocation of funds for Culver City Pride to address the rising cost of police presence at the ride that has significantly impacted their event budget; discussed the Special Events Grant last year that was issued before the police budget increased 400%; ensuring that the event can happen; the beloved celebration that fosters diversity and community; ensuring that people are safe and participants are a top priority; and, responding to inquiry, he indicated that they were made aware of the increased costs last week.

Discussion ensued between staff and Council Members regarding the tight timeframe; examination of the policy around what CCPD asks of events, costs, and standardization; the fact that the event has never had that level of costs; the update of the fee structure in the City; full City Council consensus was achieved to agendize consideration of increasing funding for the event to cover the funding gap because of expanded police presence; agreement to have the Special Events Subcommittee look at understanding the fee structure so that costs can be better-predicted; and agreement that the request would come back to the City Council on June 23, 2025.

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself; reported that an older white car had been stalking women around the Vets Park and Carlson Park areas; and she asked people to keep their eyes open.

Rebecca Rona indicated wanting to speak on the Jubilo Village item.

Joshua Edra stated that General Plan 2045 made single family home ownership and driving a car unbearable; discussed forcing people from their houses; promoting automated enforcement and more surveillance; less resident privacy; he asserted that residents lose and elitist billionaires win with General Plan 2045; discussed the billionaire take-over; he demanded a new General Plan respecting car-owners, homeowners, and privacy; and he indicated that additional information was available at thelastsanecalifornian.substack.com

Ken Palmer was called to speak but could not be heard.

Kevin Dedicatoria discussed the zoning code; asked for clarification regarding Transit Oriented Development (TOD); effects of zoning code changes to Transit Oriented Communities (TOCs) under the General Plan; and he what areas Culver City was pursuing TOD in.

Patrick Godinez indicated serving on the Advisory Committee on Housing and Homelessness (ACOH) as well as the Outreach and Engagement Subcommittee speaking on behalf of himself; asked whether the City had plans to prevent fires in and around the park next to the college with multiple baseball fields; proposed an outdoor amphitheater funded by Sony for the ballfield covered with dirt at the top of the park; and he felt that Urban Alchemy was doing a great job.

Rick Tuttle was called to speak but was not present in person or online.

Marta Valdez expressed appreciation to Council Members for coming to their event this week; discussed a resident who fell in the community and is suing the City; reported that a guest leaving the recent event who was crossing the street fell and hurt herself; and she proposed using the money allocated for community input to fix the streets.

Ronald Ostrin indicated wanting to speak on a different item.

Lindey Carlson was called to speak but did not respond.

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Order of the Agenda

Mayor O'Brien discussed order of the agenda noting that Items A-1 and Item A-2 would be heard before the Public Hearings.

Receipt of Correspondence was considered before Public Comment for Items NOT on the Agenda.

Public Comment for Items NOT on the Agenda (Continued) was considered after Item A-3 and again after Member Requests to Agendize Future Items.

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Consent Calendar

Item C-1

CC:HA:SA - Approval of Cash Disbursements for May 17, 2025 to May 30, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 17, 2025 TO MAY 30, 2025.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meetings Held on May 19, 20, and 27, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS HELD ON MAY 19, 20, AND 27, 2025.

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Item C-3

CC - Authorization of a Task Order in an Amount Not-to-Exceed \$67,530 with Kimley-Horn to 1) Prepare Plans and Specifications to Replace the Fire Alarm Systems Located at Fire Stations One, Two, and Three, and 2) Oversee Installation of the New Systems by the Selected Contractor, Pursuant to the City's On-Call Agreement with Kimley-Horn

THAT THE CITY COUNCIL: AUTHORIZE A TASK ORDER FOR THE PREPARATION OF FIRE ALARM SYSTEM PLANS AND SPECIFICATIONS FOR THE CITY'S THREE FIRE STATIONS AND TO PERFORM CONSTRUCTION MANAGEMENT SERVICES IN AN AMOUNT NOT-TO-EXCEED \$67,530; PURSUANT TO THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN.

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Item C-4

CC - (1) **FOUR-FIFTHS VOTE REQUIREMENT:** Ratification of a Transfer of \$426,395 from Special Assessment District Fund (Fund 425) to the General Fund (Fund 101) for Special Assessment District-Related Maintenance Expenses; and (2) **FOUR-FIFTHS VOTE REQUIREMENT:** Ratification of a Transfer of \$352,101.45 from Special Assessment District Fund (Fund 425) to the General Fund (Fund 101) to Reclassify Business License Tax Revenue Received in Fiscal Year 2022-2023

THAT THE CITY COUNCIL:

1. RATIFY A TRANSFER OF \$426,395 FROM SPECIAL ASSESSMENT DISTRICT FUND (FUND 425) TO THE GENERAL FUND (FUND 101) FOR SPECIAL ASSESSMENT DISTRICT-RELATED MAINTENANCE EXPENSES (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. RATIFY A TRANSFER OF \$352,101.45 FROM SPECIAL ASSESSMENT DISTRICT FUND (FUND 425) TO THE GENERAL FUND (FUND 101) TO RECLASSIFY BUSINESS LICENSE TAX REVENUE RECEIVED IN FISCAL YEAR 2022-2023 (REQUIRES A FOUR-FIFTHS VOTE).

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Item C-5

CC - (1) Ratification of General Fund Expenditures to Southern Computer Warehouse (SCW) for Culver City IT Department Hardware in an Amount Not-to-Exceed \$5,544.08; (2) Authorization to Renew the City's Existing Software Agreement with Adobe Inc. Utilizing SCW or an Approved Reseller for Cloud-Based Creative and Document Productivity Software in an Amount Not-to-Exceed \$55,544.08 through June 30, 2026; and (3) Authorization to the City Manager to Approve Amendment(s) to the Agreement in an Additional Amount Not-to-Exceed 10% of the Total Amount of the Agreement for Unanticipated Costs

THAT THE CITY COUNCIL:

1. RATIFY A GENERAL FUND EXPENDITURE IN AN AMOUNT NOT-TO-EXCEED \$5,544.08; AND,
2. AUTHORIZE RENEWAL OF THE AGREEMENT WITH ADOBE INC. THROUGH SCW OR AN APPROVED RESELLER IN AN AMOUNT NOT-TO-EXCEED \$55,544.08; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED 10% OF THE TOTAL AMOUNT OF THE AGREEMENT FOR UNANTICIPATED COSTS; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - Approval of Professional Services Agreement with CicLAvia for Planning and Implementation of the 2025 Culver City CicLAvia Event in an Amount Not-to-Exceed \$453,240

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CICLAVIA FOR PLANNING AND IMPLEMENTATION OF THE CICLAVIA EVENT "CICLAVIA: CULVER CITY MEETS VENICE" ON AUGUST 17, 2025 IN AN AMOUNT NOT-TO-EXCEED \$453,240; 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 - (1) Approval of an Increase to a Purchase Order with PB Loader in an Amount Not-to-Exceed \$32,000 to Supply One New

**Roadway Maintenance Truck for the Public Works Department Street
Maintenance Division**

THAT THE CITY COUNCIL:

1. APPROVE AN INCREASE TO A PURCHASE ORDER WITH PB LOADER IN AN AMOUNT NOT-TO-EXCEED \$32,000; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-8

CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2025/2026, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 1; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 23, 2025 AT 7:00 P.M.

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Item C-9

CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2025/2026, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 23, 2025, AT 7:00 P.M.

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Item C-10

CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2025/2026, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 3

THAT THE CITY COUNCIL:

ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 3; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 23, 2025, AT 7:00 P.M.

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Item C-11

CC - (1) Approval of a Three-Year Professional Services Agreement with George Hills for General Liability Third-Party Administrator (TPA) Claims Management Services; and (2) Authorization to the City Attorney to Approve an Additional Two-Year Extension

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GEORGE HILLS FOR GENERAL LIABILITY THIRD PARTY ADMINISTRATOR CLAIMS MANAGEMENT SERVICES; AND,

2. AUTHORIZE THE CITY ATTORNEY TO APPROVE AN ADDITIONAL TWO-YEAR EXTENSION; AND,

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

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-11.

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The following two items were considered out of order.

Action Items

Item A-1

CC - (1) Approval of a Recommendation from the Cultural Affairs Commission to Appoint Victoria Marks as Culver City Artist Laureate for Fiscal Years 2025-26 and 2026-27; and (2) Approval of Related Artist Laureate Agreement

Mayor O'Brien invited public comment.

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

Sally Unsworth, Cultural Affairs Manager, provided a summary of the material of record.

Victoria Marks expressed appreciation for the nomination and to all of those involved in the process; discussed her work; and her goals.

Discussion ensued between staff and Council Members regarding appreciation to everyone who applied; gratitude to Ms. Marks for sharing her work with the City; big shoes to fill; and Council Members congratulated Ms. Marks on her appointment.

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

1. APPROVE THE CULTURAL AFFAIRS COMMISSION'S RECOMMENDATION AND APPOINT VICTORIA MARKS AS CULVER CITY ARTIST LAUREATE FOR FISCAL YEARS 2025-2026 AND 2026-2027; AND,
2. APPROVE THE RELATED ARTIST LAUREATE AGREEMENT; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item A-2

CC - (1) Appointments to the Cultural Affairs Commission; Parks, Recreation, and Community Services Commission; Planning Commission; Advisory Committee on Housing and Homelessness; Bicycle and Pedestrian Advisory Committee; Disability Advisory Committee; Equity and Human Relations Advisory Committee; Landlord Tenant Mediation Board; Martin Luther King Jr. and Juneteenth Celebration Advisory Committee; and LAX Area Advisory Committee; and (2) Direction to the City Clerk Regarding any Vacancies not Filled

Jeremy Bocchino, City Clerk, provided a summary of the material of record; noted that the process happened every year; and she invited anyone interested to fill out an application as information is kept on file.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Leora O'Carroll, current Vice Chair of the Cultural Affairs Commission, indicated seeking reappointment; discussed highlights and accomplishments of her first term; and the importance of the arts.

Debora Bright-Laney indicated seeking appointment to the ACOHH; provided background on herself; and discussed her desire to work to make Culver City a better place.

Dana Sayles provided background on herself; discussed her previous service on the Planning Commission; the importance of the role of the Planning Commission; and she asked for the City Council to consider appointing her.

Jeremy Bocchino, City Clerk, reported that last week the majority of the applicants had addressed the City Council.

Discussion ensued between staff and Council Members regarding appreciation to everyone who applied; preferences for service; partial seats; difficult decisions in making appointments; appreciation for the commitment of free time and efforts to help the City; encouragement for anyone who is not appointed to try again; lack of applicants for the Labor position on the Equity and Human Relations Advisory Committee (EHRAC); bylaws that do not allow the type of seat to be changed; the inability to change the EHRAC bylaws as part of the current agenda item; lack

of term limits and different applicant types for the Landlord Tenant Mediation Board (LTMB); lack of applications received for the tenant seats on the LTMB; clarification that Josh Kamali had withdrawn his application; unfilled positions on the LTMB; support for directed social media outreach to fill positions; and encouragement for anyone who is interested in serving to visit culvercity.org/serve.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL MAKE THE FOLLOWING APPOINTMENTS AS DESIRED:

1. APPOINT NIKKI DILORETO TO SEAT NO. 1 AND LEORA O'CARROLL TO SEAT NO. 2 FOR FULL TERMS EXPIRING ON JUNE 30, 2029; AND, SHONA GUPTA TO SEAT NO. 3 FOR A FULL-TERM EXPIRING JUNE 30, 2028 ON THE CULTURAL AFFAIRS COMMISSION; AND,
2. APPOINT THOMAS WHITAKER TO SEAT NO. 3 FOR A PARTIAL TERM THROUGH JUNE 30, 2026, JENNIFER CHEN TO SEAT NO. 4 AND MARGARET PETERS TO SEAT NO. 5 FOR A FULL TERMS EXPIRING JUNE 30, 2029 ON THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION; AND,
3. APPOINT JEANNE BLACK TO SEAT NO. 2 AND JENNIFER CARTER TO SEAT NO. 3 ON THE PLANNING COMMISSION FOR FULL TERMS EXPIRING JUNE 30, 2029; AND,
4. APPOINT SHANE HENSON TO SEAT NO. 8 AND PATRICK SPEASE TO SEAT NO. 9 FOR FULL TERMS EXPIRING ON JUNE 30, 2029 ON THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS; AND,
5. APPOINT JACK GALANTY TO THE DISABILITY MEMBER SEAT, JOEL FALTER TO THE PARENT MEMBER SEAT, GREG MARON TO THE CCUSD MEMBER SEAT, DAN BEROUKHIM AS EMPLOYEE MEMBER, AND, BEN PARNAS TO RESIDENT MEMBER SEAT NO. 2 FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2027 ON THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; AND,
6. APPOINT SULEMAN BABATUNDE ADEYEMI TO SEAT NO. 8 ON THE DISABILITY ADVISORY COMMITTEE FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2027; AND,
7. APPOINT CHAIYA JONES TO YOUTH REPRESENTATIVE SEAT NO. 1 FOR A ONE-YEAR TERM ENDING ON JUNE 30, 2026 ON THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE; AND,
8. APPOINT JUDY SCOTT TO LANDLORD SEAT NO. 2, AND KEESHAWN ANDREW TO MEMBER-AT-LARGE SEAT NO. 2, FOR FULL TERMS EXPIRING ON JUNE 30, 2029 ON THE LANDLORD-TENANT MEDIATION BOARD; AND,

9. APPOINT ANASIA OBIOHA TO SEAT NO. 5 FOR A FULL TERM EXPIRING ON JUNE 30, 2029 ON THE MLK JR. CELEBRATION AND JUNETEENTH CELEBRATION ADVISORY COMMITTEE; AND,

10. APPOINT BETH HYATT, AND LUCIANO NOCERA FOR FULL ONE-YEAR TERMS FROM JANUARY 1, 2026 TO DECEMBER 31, 2026, AND KATERYNA CHUNIKHINA FOR A FULL TERM FROM JULY 1, 2025 TO DECEMBER 31, 2026 TO FILL THREE REPRESENTATIVE SEATS TO THE LAX AREA ADVISORY COMMITTEE.

Mayor O'Brien encouraged anyone who was not selected to reapply.

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Public Hearing Items

Item PH-1

CC - Adoption of a Resolution Confirming and Levying the Assessment for the Higuera Street Landscape and Lighting Assessment District for Fiscal Year 2025/2026

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLISHING AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Mate Gaspar, Engineering Services Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding number of commercial properties in the district and clarification that parcel size determines cost regardless of whether it is commercial or residential.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Council Member McMorris exited the dais.

Mayor O'Brien invited public comment.

The following members of the public were called to speak but declined.

June 9, 2025

Michael Ainslie
Michelle Weiner

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY MAYOR O'BRIEN THAT
THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH
THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING AND LEVYING
THE ASSESSMENT LEVY FOR THE HIGUERA STREET LANDSCAPE AND
LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-2

**CC - Adoption of a Resolution Confirming and Levying the
Assessment for Landscaping Maintenance District No. 1 for Fiscal
Year 2025/2026**

Council Member McMorris returned to the dais.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND
UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE
AFFIDAVITS OF PUBLISHING AND POSTING OF NOTICES AND
CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING
NOTICES.

Mate Gaspar, Engineering Services Manager, provided a summary
of the material of record.

Discussion ensued between staff and Council Members regarding
concerns about the integrity of the wall and consensus from
Mayor O'Brien, Vice Mayor Puza, and Council Member Fish to
agendaize consideration of turning the assessment into a CIP

(Capital Improvement Project).

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor O'Brien invited public comment.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT #1 FOR FISCAL YEAR 2025/2026.

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Item PH-3

CC:SA:HA:PA - PUBLIC HEARING: (1) Receipt of Presentation on the Status of Job Vacancies per Assembly Bill (AB) 2561; (2) Adoption of a City Council Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2025-2026; (3) Adoption of Respective Resolutions Adopting the Fiscal Year 2025-2026 Budget for the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency, the Culver City Housing Authority, and the Culver City Parking Authority; (4) Adoption of a Resolution Approving Salary Schedules for Miscellaneous Employees, Police Safety Employees and Fire Safety Employees Effective July 1, 2025; (5) Adoption of Resolution Approving Use of the City's Contingency Reserve Funds; and (6) Adoption of Resolution Amending City Council Policy 5002, Financial Policies, to Establish a Committed Reserve for Jubilo Village in the Amount of \$12 million

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE JOINT PUBLIC HEARING.

Dana Anderson, Human Resources Director, provided a presentation on the status of job vacancies per Assembly Bill 2561.

Discussion ensued between staff and Council Members regarding appreciation for the work; clarification on how there could be less recruitments than hires; classification that transcends across departments; eligible uses across all departments; bus operator trainees; the high turnover rate for bus operators; continuous recruitment; enhancing increased retention; allocation of additional resources for Transportation and Public Works; increasing efficiencies; appreciation for the continued support; trends by department from year to year; identification of gaps; looking at ways to support; monitoring those departments with higher vacancies; the goal to get to 5% and maintain it; the three year average over the past three years; natural attrition; continued study of salaries as compared to other jurisdictions to stay competitive; the Class Compensation Study; lifeguard hiring; certification classes prior to the one day hiring fair scheduled for June 30th; identification of additional advertising sources; and collaboration with PRCS Director Stevens.

Lisa Soghor, Chief Financial Officer (CFO), thanked staff for their assistance; indicated that the presentation would focus on adjustments made since the initial budget presentation in May; discussed actions before the City Council; recommended actions; the resolution for the annual appropriations limit; adoption of resolutions approving budgets for the City, the Successor Agency to the Redevelopment Agency, the Housing Authority and the Parking Authority; approval of salary schedules; adoption of resolutions authorizing a decrease to the City's General Fund Contingency Reserve and to amend the City Council's Policy Statement 5002 to establish a committed reserve for Jubilo Village; the budget forecast; expenditures vs. revenue; and she presented the Fiscal Year 2025-2026 budget for adoption.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; clarification that there was no deficit until 2023-2024; challenges taken on by the City; tax measures approved by residents; ARPA (American Rescue Plan Act) dollars used as general revenue replacement to offset revenue reductions experienced as a result of COVID; the procedure for the request from CCUSD for support from the City; policy decisions by the City Council as to whether to provide support for CCUSD; verbal discussions between the City and

CCUSD; the formal request for the crossing guard program that is included in the budget; concerns regarding pension obligations; tax measures approved to address obligations; the unanticipated structural deficit created by additional expenditures instituted over the past couple of years; the current deficit issue specifically related to programs coming online in 2023-2024; and the 2013 budget that projected a deficit in the 2023-2024 budget.

Additional discussion ensued between staff and Council Members regarding the improvement to the General Fund balance if Jubilo Village did not exist; direct allocation of the \$12 million; \$6 million coming from the Housing Authority Fund that could be used to pay for Housing Authority projects; \$18.5 million dollars in the General Reserves that could be used for other things; certain funds that can only be used for specific projects; the Affordable Housing Linkage Fee that is the only fund restricted for projects like Jubilo Village; \$1.5 million targeted toward affordable housing; programs that have been historically funded from the Housing Authority Fund; efforts to increase participation and outreach; appreciation for the updated graphs; the need for direction on how additional funding allocated to outreach is to be spent; the quote from Healthy Democracy; procedures for replenishing reserve funds; the need to run a surplus; the need to come up with a plan to replenish the reserves; the proposed sales tax; potential service reductions; uncertainty of federal funding; Transportation; HUD (Housing and Urban Development); Housing Vouchers; and concern that Section 8 would go away.

Further discussion ensued between staff and Council Members regarding inclusion of the Finance Department survey in the budget; clarification that a consultant has not been vetted or approved for outreach; money earmarked for outreach that does not have to be spent; funding for the lifeguards through mid-year; the ability to add money later; development of what costs will be; the current structural deficit; estimates for a timeline for replenishing the reserve fund; surplus funds in 2029 if the proposed tax measure passes; the sunset of Measure CC; different conversations if the proposed tax measure does not pass; potential service reductions; and the need to cover expenditures with revenues.

Discussion ensued between staff and Council Members regarding appreciation for the quality of the work done and for making the budget more accessible for everyone; making use of the Finance Advisory Committee (FAC) to take a deeper dive into the

budget; making the budget a stronger part of their mission; the survey to illicit a broad cross-section of the City; garnering public participation; generating broader public discussion; and lack of public participation at FAC meetings.

Vice Mayor Puza reported that he had met with the City Attorney to evaluate his relationship with his former campaign manager and they did not find any legal conflict of interest that would require him to recuse himself.

Mayor O'Brien noted that Item A-3 matches the contract in place for the amount appropriated at the prior meeting in case people do not want to speak on Item A-3.

Heather Baker, City Attorney indicated that it was acceptable to suggest that people combine their comments into one item.

Mayor O'Brien invited public participation.

The following members of the public addressed the City Council:

Jamie Wallace with one minute ceded by Bob Wallace, stated no on the budget, no on the Contingency Reserve, and no on creating a committed reserve; discussed outreach to the public that resulted in 1,000 signatures in opposition to the proposal; the fiscal emergency; she asserted that cities did not give \$16 million to a private project; discussed the \$10 million maximum limit for the Los Angeles Housing Authority; and money needed for other things in the City that is being threatened by giving money to a development that the City should not be supporting.

Gary Zeiss with one minute ceded by Annette Miller-Follette, displayed a sign from the Westboro Baptist Church and questioned whether the City would be giving money to the them noting that City funds could not be given to a church they agree with while withholding support from a church they do not; discussed preference; violating the Constitution; financing that shows aid to the church; public statements made by developers and the church; the project as helping the mission of the church; meeting the standard of indirect, remote, and incidental; CCSM (Community Corporation of Santa Monica) as acting as a conduit to funnel funds to a religious institution for religious purposes; the loan; letting the project go unfinished; he asserted that Jubilo Village would be a drain on the City's budget for the foreseeable future; and he asked the City Council to vote no on the project.

Stephen Jones encouraged the City Council to agendaize funding the request from CCUSD, to fund the two Parks Department requests, and to improve pay for part-time workers; he asked the City Council to fund Jubilo Village noting that denying it would not solve the structural deficit and there were other places in the budget to close the deficit; and he asked that the 93 homes for low-income people be built.

Johanna Gullick spoke in support of the Jubilo housing development; discussed the minimal amount of affordable housing built in Culver City over the past 35 years; claims made by opponents; clarification that a new church would be built because the existing one would have to be razed in order to make room to build 93 units of affordable housing rather than 25 units if the current church were retained; the proposed under-market lease of the land for 75 years; and the deed-restricted units.

Maria Ramas was called to speak but was not present in person or online.

Crystal Alexander, with one minute ceded by Kenneth Alexander, indicated that she was speaking as an individual and as the former, and last elected Treasurer of Culver City; asserted that fiscal responsibility should not be a political football; discussed appointed individuals providing misinformation regarding Jubilo Village to the City regarding the necessity of holding reserves; recommendations from the Government Finance Officers' Association (GFOA); and she asserted that reducing reserves to the levels proposed is dangerous.

Chris Grossman stated that the \$4 million already spent on the Jubilo Village project was a sunk cost and should not be considered in any decisions; discussed risks with funding the project; the increased budget; raiding of federal funding; the need for funding to support City services and ongoing infrastructure and maintenance projects; and he felt there was no reason to spend money on the Jubilo project.

Meta Valentic expressed support for the project; noted the dire need in Culver City; discussed only allowing certain people to live in Culver City; the duty and the law and what is morally right; flyers full of lies put on her doorstep; and she asked that the hysteria be stopped and that people get to work.

Disa Lindgren urged support for the Jubilo Village project to help it proceed; discussed the Dickens quote: "It was the best

of times, it was the worst of times"; the opportunity to do something good in the community; and making a difference for 95 households for 75 years who will be valuable members of the community.

Reverend Johan Dodge, Pastor of Culver Palms, discussed differing perspectives on the project; giving up 2/3 of the land and building a smaller church; and doing the right thing to house 93 families because the City needs more housing at an affordable level.

Nancy Barba asked that the City Council support Jubilo Village; stated that there is never a wrong time to do the right thing; noted that Culver City had fallen short of building affordable housing; discussed those who say "I support affordable housing but"; the "but" that kills the goodwill; she proposed saying "yes, and"; she wanted to see the positions in PRCS funded; asked that the City support an updated budget process noting the need for more community involvement; she was shocked that requests from CCUSD had not been brought up to the City Council; and she asked that requests by CCUSD be agendized.

Kelli Estes provided background on herself; encouraged the City Council to rethink their decision on the Jubilo Village project and to vote no on the budget including the \$250,000 for consultants and to send back the resolutions for revision; discussed the irresponsibility of ignoring current events; being prepared and responsible; the current federal government; and money needed for lawsuits, grants that won't come, ignored projects, and requests from CCUSD.

Michelle Dennis provided background on herself; discussed key budget problems; adoption of budgets where planned expenditures exceed incoming revenues; the structural deficit projected to be \$14.9 million next year; budgeting problems that have produced dysfunctional results; the need to revise the budget process by directly involving residents; and the need to address issues to restore fiscal accountability.

Davis Park provided background on himself; expressed support for the project that he lives adjacent to; discussed the need for additional places where people can be a part of the community; friends who have expressed desire to be part of the community but cannot afford it; and he encouraged the City Council to adopt the resolution in support of funding the project.

Sheila Iverson was called to speak but was not present in person or online.

Mark Herscovitz, with one minute ceded by Sara Herscovitz, discussed reasons why giving \$20 million to Jubilo Village is a terrible idea for Culver City; the inability of the City to afford the project; the fiscal emergency; the Establishment Clause of the California Constitution; cost per unit; the petition with 1,000+ signatures against the project; the conflict of interest; concern with tying up all the Project-Based Vouchers (PBVs) for the next 16 years; concern with going against the advice of staff; the need to cut City services and jobs if the budget passes and the proposed sales tax does not; lack of a guarantee that Culver City citizens or workers would be housed; statements by CCSM that Jubilo is retaining ownership of the land to spare them from property taxes; and the need to save emergency reserves for emergencies.

Barbara Berney indicated being a Culver City homeowner; expressed support for Jubilo Village; felt it was important that Culver City do its share for affordable housing; discussed maintaining enrollment in schools; the environmentally sound project; the deficit; the federal government; and not taking out problems on people who need affordable housing.

Lindsay Carlson was called to speak but was not present in person or online.

Mary Daval, with one minute ceded by Art Nomura, expressed support for the Jubilo Village project as presented in the budget; discussed her participation in the discussions from the start several years ago; criticisms and suggestions provided; comments and objections to the project being on church property that could have been brought up at community meetings years ago rather than at the 11th hour; and the long Culver City tradition of privileged white people who refuse to meet their responsibilities as stewards of Redevelopment Agency funds and build affordable housing.

Audience members were reminded to be respectful of the speaker.

Mary Daval noted that the City could choose to break the cycle of wrongs done in the past; discussed continuing to preserve the comfort of the privileged; false choices and equivalencies to convince people that the City cannot afford Jubilo Village; and lack of data indicating that basic services would have to be cut in order to fund Jubilo Village.

Mayor O'Brien asked that people not "boo" other speakers, not clap, and to not go over their time limit.

Eileen Pottinger indicated being a teacher in support of the project; discussed the complicated nature of the issue; expanding housing; allowing more families to experience CCUSD; helping alleviate declining enrollment; financial concerns; finance choices as a reflection of values; and support for inclusivity and housing solutions.

Mark Warwick noted that the CFO and City Manager had listed financial drawbacks of the project; discussed concern with binding the City to the \$20 million project, assuming no cost overruns for 93 affordable units; 43 housing vouchers; potential elimination of HUD and Section 8; present value obligations; affordable housing development currently in the pipeline at no cost to the City; and concern that the project is a work around to defund the police, City services, and employees to make up future budget needs.

Solomon Namala expressed support for affordable housing; discussed the structural deficit; surpluses in the previous decade that were not used to support affordable housing; the dire need for low-income units by 2029; and he asked the City Council to support the item.

Patrick Meighan discussed the opportunity to do something amazing; adding jobs to Culver City while permitting very few housing units, especially affordable housing units for the people who support the town; making Culver City affordable only to the very rich or the very lucky; support for Jubilo Village to help 93 poor and working-class families make Culver City their home; and supporting the project as changing lives in ways to feel proud of.

Tara Barauskas, CCSM, provided background on the organization and the project; discussed confidence in delivering Jubilo Village; prioritizing Culver City residents; providing permanent affordable housing; the 75 year lease that they plan to renew; acknowledgment of the current fiscal situation in Culver City; appreciation for the loan to allow preservation of the tax credits; the agreement from CCSM not to return to the City with a request for more funding; construction contingency; projections of economic conditions; preservation of the vouchers; and next steps.

Carolyn Libuser noted that this was the third budget cycle for Vice Mayor Puza; discussed fiscal reality; irresponsibility of voting for the project; Council Member Fish's first term and understanding of the budget process; and she commented on Council Member McMorris's use of her iPad.

Ndindi Kitonga was called to speak but was not present in person or online.

Simon Fraser was called to speak but was not present in person or online.

Kenny Stevenson expressed full support for the project; noted that the town was founded as a Sundown Town designed to keep people out; asserted that Harry Culver would be opposed to Jubilo Village; discussed being better than the past; new families that could be brought into the City; kindergarten classes cut at elementary schools because there were not enough students; CCUSD as needing money and students bringing money in; he noted that they always find money when CCPD needs it; and he felt that Culver City could do affordable housing.

Melissa Sanders stated that they were all for affordable housing, but Jubilo Village was not the project to make it happen; discussed the declaration of the fiscal emergency; the \$20 million in direct funding and the \$16 million in voucher funding; lack of support for a tax vote to help save the City; concern with ruining the City; taking away money from those who need assistance now; taking a political stand on the issue; and shameful optics with a conflict of interest for a Council Member.

Margaret Peters, speaking as a private citizen, asked the City Council to provide more funding for PRCS; she felt it was a false choice to pit Jubilo Village against the budget; noted that the usual process is to take the budget from the year before and adjust it slightly; expressed support for the proposal from Council Members Fish and McMorris to examine the budget to identify redundant items and cut programs that are not needed anymore; discussed addressing current needs, not needs from 20 years ago; concern with pitting priorities against each other; finding ways to have great parks, great housing, and support everyone today and in the future; and she thanked the City for supporting great projects.

Ann Treleven expressed support for the project noting that they were trying to help address the needs of Culver City;

acknowledged work done to rescue people living on the street noting that once established, people have to leave because they cannot afford to stay here; pointed out that the project has been being planned for six years and is ready to address the missing piece of housing; discussed families currently in CCUSD who do not have secure housing; and she asked the City Council to help finish the project.

Kathy Brown was called to speak but was not present in person or online.

George Dougherty hoped that Jubilo Village would get made, but asked that the City Council not pass the budget with the inclusion of as much as \$20 million for the project; he questioned how much the City should be obliged to contribute and how much the City could afford; noted that Culver City did not have the money and that funding would have to come at the expense of staffing, services, parks, streets, and the City's emergency funds; and he expressed concern that there would not be a preference for Culver City residents levelling up from temporary housing.

Brian McMahon provided background on himself; discussed real budget issues; the difference between expenses and investments; the investment in Culver City real estate; agreed with not following the experience of Los Angeles; and he proposed building enough homes so that all the people that work here can afford to live here.

Marci Baun speaking as a private citizen, urged the City Council to vote no on the Jubilo budget; expressed support for funding the parks; she questioned whether people who currently depend on assistance from Culver City would have to leave because of Jubilo Village; discussed draining reserves; and she noted that if the church and CCSM could not find the funding, perhaps the project should not be built.

Kevin Lachoff indicated responding to the call from Council Member Fish for greater community input; urged the City Council to remove Jubilo Village from the budget; he did not want to see the 30% reserve used to fund the project; felt that it was a problem if the project could not move forward with its own funding and the vouchers already committed to it; discussed the purpose of reserves; studying the financially responsible amount of reserves; and he proposed providing support for CCUSD rather than for a private joint venture.

June 9, 2025

Dexter O'Connell was called to speak but was not present in person or online.

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

Robert Scott was called to speak but was not present in person or online.

Marta Valdez expressed appreciation to Lisa Soghor for her assistance in understanding the budget; questioned why the City Council was not listening to the CFO and City Manager that they had hired; and she asked the City Council to heed the advice of the CFO about being in a deficit and to not fund Jubilo Village.

Jody Reichel reported receiving an email from the group Our Culver claiming that billionaire funded local groups were trying to kill affordable housing developments in the City; indicated being for affordable housing but against using emergency City funds for a private housing development; expressed concern with being underfunded and unprepared for emergencies; discussed catastrophic events; the current fiscal crisis; and concern with betting the health and well-being of the City and its inhabitants on the apparent belief that the City does not need to be well prepared.

Judi Sherman felt that the City should take the calculated risk that could end up with not receiving the full repayment of the loan so that the project can proceed; discussed loss of credibility of CCSM; ensuring that specific conditions are written into the agreement; email sent to the City Council; ensuring quality legal advice is given; and she expressed doubt that CCSM had just found out about money that could not be used to pay back the loan to the City when they made their presentation in March.

Cathleen Loeser provided background on herself; indicated being present to speak for her maid of twenty years, Naomi Trojeda who became a citizen but had to move to El Salvador because she could not afford to live in Culver City; discussed a Turkish man who drove from Lancaster for \$50 to put together a trunk for her; and she noted the great need to have people who work for them to live nearby.

Amy Brunell was called to speak but was not present in person or online.

Carol Oblath discussed Council Member campaigns on affordable housing; felt that Jubilo Village was an excellent opportunity to provide affordable housing in Culver City; and she hoped that Council Member votes would reflect their campaigns.

Michelle Weiner indicated that Jubilo Village addressed the critical need for affordable housing; noted that Culver City is one of the most expensive cities for housing in the United States; discussed the single-family housing perspective; the community process born in the 1960s to address putting in big projects and highways without community input; and weaponizing the process by privileged members of the community to maintain the status quo.

Mark Ferreira urged support for Jubilo Village; noted that everyone deserved opportunities to secure housing; discussed student debt, rising rents, and economic and political chaos; the fact that no one is immune from instability; marginalized communities; creating space for people to build community and live with dignity; and he noted that whether it is Pride Month or not, he did not appreciate seeing an offensive word displayed on the screen.

Nathana Lurvey expressed appreciation for the dedication of the City Council and of the professional financial analysts; discussed public input; the need to make hard choices; speaking emotionally vs. hard numbers; lands held in trust; discretionary funds; the inability to sell the land held in trust; and her involvement with a Catholic organization that went to Rome to get permission to give up their land that is now housing in Inglewood.

Kira Pusch expressed support for approving the budget; noted that the City had not prioritized affordable housing; discussed the need to address the ongoing housing crisis; investing when and where the opportunity arises; concern that any future project would have a hard time reaching the standards if this project cannot meet it; the fact that circumstances will never be perfect; the importance of finding a way to help 93 families now; hoarding emergency funds; agreement that the budget process needs an overhaul; and allowing for greater public input through participatory budgeting that has proven to have significant positive impact in other cities.

Dan Griffin expressed appreciation to everyone for their patience and efforts; discussed relevance of the 11th hour conversation; expressed support for affordable housing but not

for the project; indicated he would support an ad hoc committee made up of stakeholders to examine the issue and make hard decisions; felt that things done out of urgency were not done well; and he felt that though the project had been ongoing for many years, it should be treated as a new conversation.

Jeremy Bocchino, City Clerk, reminded speakers that the item being considered was Item PH-3, approval of the budget, not Item A-3 that is to consider conditions of the loan for Jubilo Village and she encouraged anyone who had signed up for Item A-3 but wanted to speak on the Public Hearing to come to the desk and speak to them.

Michael Ainslie thanked staff for their efforts and everyone for staying up so late; expressed support for the budget and for Jubilo Village; discussed meeting RHNA (Regional Housing Needs Assessment) requirements; creating 93 units of badly needed affordable housing; honoring the commitment to provide PBVs to make the project financially feasible; the bridge amount to fill the project funding gap; and he urged the City Council to include the additional amount in the budget process.

Mariah Fontijn asked the City Council to abide by the commitment to the Jubilo Village project; encouraged everyone to read the article by Jeanne Black in the Culver Crescent; noted that Martin Luther King Jr. had stated that budgets were moral documents; discussed the commitment of West Hollywood to affordable housing; her move to Culver City to be closer to her job and more involved in the community; she noted that the City could choose both excellent schools and affordable housing that would add diversity; and she asked that the City Council update the budget process and consider the request from CCUSD.

Ron Ostrin, with one minute ceded from Leslie Ostrin, felt anyone looking at the hard facts of the budget would not be able to vote for funding the Jubilo project but it seemed to be a done deal; discussed the \$4 million already given; the maximum amount given by other cities; making a request that they examine alternative financing; bad things on the horizon; reduced federal funding; the need for resilience; he felt that moving forward put the City in danger; stated that the project offered no public ownership, no guarantee of repayment or priority for Culver City residents or workers, and no guarantee that the project would be built or money refunded if it fails; he asked the City to slow down and consider fiduciary and financial responsibilities to the City; asserted that moving forward would ruin progress made toward housing by tying up all housing

resources; he did not think that Council Members had looked at the ramifications of moving forward; and stated that the project could move forward with alternative funding.

Carol Ann Garrett provided background on herself; asserted that the City Council did not have the money to move forward with the project; discussed the amount of money coming in; getting money back; length of the project; the small City; fiscal irresponsibility; questioned how the City would be able to pay it off; wanted to sue anyone who votes for it; expressed concern about lack of federal aid in the event of an earthquake; and she asserted that the City needed to take care of their deficit, not the project.

Maria Ramas thanked those in support of the project; discussed personal attacks and lies about the project; the attempt to change the identity of Culver City from a 1950s Sundown Town to a City that welcomes everyone; the real estate market in Culver City that makes renting only possible for the affluent; and she thanked them for saying "I am in support of housing" without the "but".

Lindsay Carlson, CCUSD School Board Member, speaking on behalf of herself, provided background on herself; discussed dire financial straits faced by CCUSD; the benefits of investment in schools; she asked that the City think about how to be in better partnership with CCUSD financially; and she noted that she and others who signed a petition in support of City funding of the schools would be watching.

Candance Simmons provided background on herself; expressed opposition to including funding for Jubilo Village at this time; discussed the project that does not guarantee homes for Culver City employees or have income qualified residents; fiscal irresponsibility; the structural deficit; programs that would not be funded if the project is approved; she reported being told that emergency funds were only for emergencies when she asked for support of small businesses during the pandemic; discussed the proposed quarter cent sales tax; asking people to sacrifice more while approving spending that does not help the City; and she asked that the City prioritize small businesses and not fund the project.

James Richardson expressed support for the Jubilo Village project; discussed the number of non-government organizations in Culver City; the false choice to say that affordable housing cannot be funded and not fund other projects; advocacy for a

non-government organization to help provide funding; he expressed appreciation to the CFO for explaining the budget; indicated that he had been homeless and gone through the City process; and he wanted to contribute back to the process in ways that make sense.

Kevin Dedicatoria spoke in support of Jubilo Village noting that it was not just an investment in 93 places to live, but also an investment in services; discussed other developers who might not provide the same services; and he hoped that the City did not forego the opportunity to invest in the City and low-income housing and services.

Deanna Newell, with one minute ceded by Ross Pirot, expressed appreciation to the CFO for trying to make things as clear as possible; expressed frustration with characterizing those who do not support the project as white-privileged people who do not care about Culver City; discussed wanting her kids to be able to live in the City; the current financial crisis; concern with the recent fires and natural disasters; ICE raids; Trump; the need for the reserve fund for an emergency; she asserted that the City Council was elected to be fiscally responsible and to keep resident interests at heart; and she asked the City Council not to support Jubilo Village.

Whitney Osborne provided background on herself; discussed the belief that some deserve housing more than others; privileged neighbors who want the City Council to vote against the Jubilo Village project; lack of understanding about affordable housing funding; the importance of diversity; the fact that decades of saying no is what got the City into the housing crisis in the first place; and she asked the City Council to vote in support of the project.

Steve Siegel indicated being a taxpayer; stated that the City had done more than its fair share to support homeless services; discussed the inability to afford the likely illegal project; potential violations; the warning that the City could be sued and Council Members could be named as defendants; the salary paid to Tara Barauskas by the non-profit, CCSM; and the money-making project violating the Establishment Clause of the Constitution.

Rosi Gabl was called to speak but could not be heard.

Denise Neal reported speaking to the hedge fund today that wanted hard numbers and a timeline and questioned how to help

with funding; she asked about bifurcating the money that belongs in the emergency fund; and she indicated that she needed additional information and the hedge fund would speak with CCSM on June 10.

Rosi Gabl was called to speak but could not be heard.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE JOINT PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding appreciation to the public for their input and to staff for their efforts; acknowledgement of the importance of the financial health of the City and being a good steward of financial funds; the operating deficit that was not caused by affordable housing or Jubilo Village, but has been building; the current deficit that was projected 10 years ago; new programming added; the need for critical examination of spending; understanding that in order to resolve budget issues, a collaborative approach is needed; the proposed sales tax that will not address the issue; the modest proposal for investment in a process to address long-term fiscal challenges and allow the community a seat at the table; appreciation for work of the Finance Department; allowing community participation from the beginning; the vetting process; the process to create the budget; continued evaluation of programming; including the public voice in determining where to make tough, necessary changes; the concept of not being able to fund 93 homes or examine spending; opposition on the dais; protecting the status quo regardless of changing needs; having an operating deficit for two years, declaring a fiscal emergency, asking residents for more revenues, and claiming the budget process does not need any improvement; the op ed written by Council Member Fish entitled "Culver City's Budget Process is Broken, Public Input Can Fix It"; the system designed to keep the public at arm's length; the sudden firing of the lifeguards and advocacy for awarding of a contract to a company with a history of labor violations; failure to have necessary conversations with CCUSD which is also having budgeting challenges; less engagement offered for the budget vs. what has been offered for other City plans; cities across the country making budget decisions based on outdated assumptions; the belief that the only way to ensure safety is hiring more police officers often at the expense of housing, healthcare and education; agreement that hard questions should be asked about the \$16 million loan; doubling of the CCPD budget since 2103; providing the same amount of scrutiny being

given to the Jubilo loan to the \$200 million General Fund; tapping of reserves in an emergency; creation of the Housing and Human Services Department; number of people who die on the streets every year in LA county; the Public Health crisis; the declaration of a State of Emergency on Homelessness in 2023 to justify the rush passage of an anti-camping ordinance rather than addressing root causes; the fact that there is no longer an emergency when the second affordable housing project in thirty years is trying to get built; and the real chance to use City funds to stop homelessness for generations of families.

Additional discussion ensued between staff and Council Members regarding the difficult work of undoing decades of underinvestment; addressing the root causes of homelessness; lack of housing; housing treated as a commodity rather than as a human right; income as determining whether you get a roof over your head; declining school enrollment as young people can no longer afford to live in Culver City; loss of diversity as neighbors are pushed out of the City; the high number of evictions; failure to build housing; state requirements to build 1,700 low and very low-income units by 2029; Jubilo as the largest contributor of affordable units in the pipeline; acknowledgement that 100% affordable housing is expensive; the fact that publicly funded projects are more expensive; work to align sources; use of unionized labor with prevailing wages; the difficulty of bringing such projects forward; looking at ways to expedite the process; price per unit; lack of an indication that any projects would be cheaper to build; the per unit cost to Culver City; costs to build recent affordable housing in Santa Monica; the choice to address the real emergency of the housing and homelessness crisis; reducing reserves from 30% to 21%; comparisons of target reserves of other cities; the characterization that moving forward with the development is not consistent with the experience of neighboring cities; providing a safety net in the community for the next 75 years; providing resilience by delivering affordable housing for low-income families; the inability to afford the status quo; money spent trying to manage homelessness rather than solving it; seeing things as they could be rather than how they are; resources to build stronger, more resilient communities; the need to take a leap of faith and make a worthy investment in the future; agreement that the City could support schools in a more significant way; the request from the Superintendent; lack of a conversation about further support for CCUSD in the budget process; the importance of going into the community; creating more opportunities for discussion; support for agendizing a conversation about supporting schools and using the next budget

process to find a way to further support; acknowledgment of concern about the overall financial health of the City; working with CCSM to put in guardrails; safeguards if tax credits are revoked; support for prioritizing Culver City residents, students, and workers to the extent allowed by law; exploration of new revenue sources; examining spending to restore reserves and balance the budget with community involvement; appreciation for the community who rallied around the project for the past six years, to CCSM, to staff for their diligence, and to the Culver Palms Methodist Church; the need to act and finally prioritize affordable housing; and the importance of the safety and well-being of the community.

Further discussion ensued between staff and Council Members regarding clarification about the CCUSD request for funding at a joint liaison meeting and email sent to the City Council with a report from an outside consultant; City support for the crossing guards and the money allocated for the timing apparatus at The Plunge; regular City payment of refuse bills and sewer service charges for CCUSD; the nearly \$1 million in the current budget to cover CCUSD costs; and lack of public comment about CCUSD requests until the current meeting.

Discussion ensued between staff and Council Members regarding appreciation for the process; the fact that there is always a choice; different results that could be achieved with changes; being careful about language used; personal attacks; the shared love for Culver City; acknowledgement and empathy for the fear expressed; being the change that they want to see; ensuring that everyone is treated with respect and has access to high quality services; support for more transparency, accountability housing, sustainability, and better transit; equitable, and responsive government that supports everyone; the fact that more than the status quo is possible; a Culver City that is not rooted in fear and exclusion; welcoming new neighbors; the need for innovation, new ideas, and community at the table; support for the budget and for Jubilo Village; further revaluation and additional conversation with CCUSD; support for the senior management role in PRCS; looking at what PRCS workers are paid; the need to examine how the budget is done; evaluation of funding; the proposed tax that will go to the county or to Metro if the community does not want the City to have it; looking at investment; and keeping the community at the center.

Additional discussion ensued between staff and Council Members regarding instilling fear in the community about reduction of services; the need for cuts to expenditures if the proposed

sales tax does not pass; cuts to personnel; tripling of the City reserves during the tenure of the City Manager; appreciation for the dedication to the City and financial well-being; the duty and obligation of the City Manager to prepare a budget for City Council consideration; honoring the promise to CCSM; a letter indicating that CCSM was eligible subject to a process; lack of a formal commitment; preference; the inability to exclude non-residents; the fact that a preference is not a guarantee; the Section 8 tenant-based program with a preference for residents; the affirmative advertising campaign; the application process; the inability to give priority; concern with a Fair Housing violation of limiting access to the process; development of the waiting list; length of time the waiting list is open; duplicate applications; evaluation of the pool; third party proof of income and residency; final approval of leases; creating a pipeline of housing for people out of Wellness Village; breakdown of proposed units; number of people in City housing programs vying for very-low income units; growth of the CCPD budget; percent of the overall budget; proportional growth with the budget; the increase related to unfunded accrued liability and PERS costs; CCPD costs as primarily comprised of personnel; increased costs for staff across all departments; COLAs (Cost of Living Increases) the consistent number of sworn personnel; the slight decrease to the number of non-sworn personnel; overtime costs related to staffing reductions; operating and maintenance costs; potential cuts resulting in increased response time and reduced case clearance; the feeling that the City Council is focused on defunding CCPD; the importance of a healthy reserve to the vibrancy and stability of Culver City; having a conversation with the community about reducing reserves; the importance of listening to staff; concern with financial irresponsibility; and how things are vs. how things could be.

Council Member Vera moved to remove Jubilo Village from the budget and commit to a one-time \$3 million investment in CCUSD. The motion died for lack of a second.

Further discussion ensued between staff and Council Members regarding fear, anxiety, excitement and passion for the project; efforts from staff and everyone on the dais to try to find viable solutions and pathways to make the project work; respect for the guidance and recommendations of staff; the ultimate responsibility of the elected officials to make the decision; helpful meetings and conversations with community members; the project that has been years in the making; appreciation to CCSM and Culver Palms United Methodist Church for bringing the

project to life; SB 4; fast-tracking of affordable housing projects on land owned by faith-based institutions; RHNA numbers; difficulty of building affordable housing on the westside; unknown repercussions of not meeting RHNA numbers; making a good-faith effort; other affordable housing projects in the pipeline that may not make it through the process; continuing projects to fix roads and uneven pavement; carryover funds from last fiscal year and funds from this year in the Capital Improvement budget; money included for CCUSD; expected revenue on an annual basis from the proposed quarter cent sales tax allowance; addressing the deficit due to pension payouts; the need to set priorities and make decisions moving forward; support for additional transparency in the process; making changes in a thoughtful and strategic way; the survey to provide more data on community needs for the next budget cycle; funding for a conversation about more community participation in the budget; the equity analysis of programming; progressing to making more data-informed decisions; values; the role the City plays in housing and homelessness; services provided today that people did not initially support; the battle to change people's minds; money that can be used to fund Jubilo Village; looking at additional ways to bring in revenue and still align with City values; finding ways to build back the reserves; critical examination of programming to ensure efficiency; comments and threats designed to bully and shame the decision making process; making decisions based on what is right, just, and best for the City; meeting housing needs and keeping the City safe; continued work to create the Housing Trust Fund, advocacy for tenant protections, support for temporary and permanent supportive housing, and ensuring a compassionate Housing First approach to homelessness; supporting projects like Jubilo Village as long as they meet conditions moving forward; support for a live and work preference unless there are funding restrictions; addressing sustainability needs; the need for PBVs to be guaranteed; volatility of HUD; ensuring the long-term financial sustainability of the project; housing those most in need; inclusion of sufficient financial contingencies to cover cost fluctuations; agreement by CCSM not to seek additional funding from Culver City; the belief that housing is a human right; and support for the Senior Management Analyst position that might have revenue generation.

Discussion ensued between staff and Council Members regarding the growing number of affordable units in the pipeline that do not require any City funding; unattainable RHNA numbers; City funds paid per unit for Jubilo Village; cost to the City if the same amount was allocated to the other affordable units in the

pipeline; support for the project until the request for an additional \$16 million was made; other things that could be done with the money; putting the money into rental assistance so no one would fall into homelessness; concern with putting so much money into one place; support for having a fiscally sound City; the budget process; opportunities for people to speak on the budget; the Budget Input Box; the job of Council Members; the easiest to follow budget presentation in the region; reallocation of funding; comparing emergency reserves of other cities; police spending of other cities; ensuring employee salaries are competitive; different ways of looking at numbers; concern that people will not vote for the quarter cent sales tax; creation of a non-profit for the parks to fund the playground and landscaping around the pool; the need for a bond to improve the parks; park advocates; and concern that supporting Jubilo Village would be irresponsible.

Additional discussion ensued between staff and Council Members regarding next steps; the Gann Limit; and state law that sets the annual appropriations limit.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-2026.

Further discussion ensued between staff and Council Members regarding taking motions separately; including funding for Jubilo Village in the Housing Authority and the main City budget; lack of a formal recommendation to add anything else to the budget; the conversation about sharing grant writing resources; support for the parks grant writer if a grant writer cannot be shared; clarification that CCPD does not have a dedicated grant writer; the Public Works consultant that is available for all departments to use; having a fiscally positive impact by gaining resources; caution that if a sales tax measure is not passed, personnel cuts would have to be made; a suggestion to reserve the grant writer but not hire them until the results of the sales tax measure are known; the recommendation to add the Senior Management Analyst position; and the PRCS request for two additional personnel.

Council Member Fish moved to reserve the Senior Management Analyst position in the budget with the contingency that hiring not be initiated until the results of the sales tax measure are known.

Additional discussion ensued between staff and Council Members regarding programming the position into the recruitment schedule, and clarification that conditions listed are included in Item A-3.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL: ADOPT THE RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 BUDGET FOR THE CITY OF CULVER CITY, INCLUSIVE OF JUBILO VILLAGE AND \$250,000 FOR A PUBLIC PROCESS AND AN ADDITIONAL \$179,300 FOR A PRCS SENIOR MANAGEMENT ANALYST CONTINGENT ON PASSAGE OF THE SALES TAX.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien and Council Member Vera asked that it be included in the record that aside from the enhancements including Jubilo Village and the earmarking of \$250,000 for a budget process, they supported the rest of the budget.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT THE RESOLUTION TO ADOPT THE FISCAL YEAR 2025-2026 BUDGET FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY.

Discussion ensued between staff and Council Members regarding clarification that the Housing Authority budget contained Jubilo Village, and clarification that \$500,000 of the budget can go to the last of the rental assistance payments for this year and most of the balance would go into the General Fund.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL ADOPT THE RESOLUTION TO ADOPT THE FISCAL YEAR 2025-2026 BUDGET FOR THE CULVER CITY HOUSING AUTHORITY INCLUDING FUNDS FOR THE JUBILO VILLAGE PROJECT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien asked that a note be included to indicate his support for rental assistance.

Lisa Soghor, Chief Financial Officer, noted that the Parking Authority budget included capital projects related to the structures in addition to all of the City's parking meters on the streets.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT THE RESOLUTION TO ADOPT THE FISCAL YEAR 2025-2026 BUDGET FOR THE PARKING AUTHORITY.

Lisa Soghor, Chief Financial Officer, indicated that the existing MOU (Memorandum of Understanding) for miscellaneous units included a 4% increase, and pursuant to the salary initiative ordinance approved by voters, there is a 1.5% salary adjustment for both Police and Fire MOUs based on the City of Los Angeles.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES, AND FIRE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2025.

Lisa Soghor, Chief Financial Officer, noted that in order to fund the Jubilo Village project, the City Council needed to take an action to adopt a contingency reserve below the established target for fiscal year 2025-2026; indicated that the manner in which funds were placed in the reserve was through City Council resolution; and noted that in order to decrease the fund, the change would have to be made in the same manner, which is by resolution.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL ADOPT A RESOLUTION AUTHORIZING USE OF THE CITY'S CONTINGENCY RESERVE FUNDS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL ADOPT A RESOLUTION AMENDING CITY COUNCIL POLICY STATEMENT 5002 (FINANCIAL POLICIES) TO ESTABLISH A COMMITTED RESERVE FOR A LOAN TO COMMUNITY CORP OF SANTA MONICA TOWARD CONSTRUCTION OF AFFORDABLE HOUSING UNITS IN THE JUBILO

VILLAGE PROJECT LOCATED AT 4464 SEPULVEDA BOULEVARD, CULVER CITY
IN THE AMOUNT OF \$12,000,000.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding email received about rollover items; Policy 5001; some funds that carryover automatically; other things that get appropriated in the budget; competing priorities; authorization of the Fox Hills and Hayden Tract Specific Plans; the policy giving the City Manager the authority to carry over funding; items anticipated to take more than a year to complete; the suggestion provided by Michelle Dennis to have the City Council review what is rolled over to provide full transparency to the public; and consensus from Mayor O'Brien, Vice Mayor Puza, and Council Members Fish and McMorris to agendaize City Council review of items that are rolled over in the City budget.

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Item A-3

CC - Discussion of and Direction to the City Manager on the Terms and Conditions of a \$16 Million Loan to Community Corporation of Santa Monica for the Jubilo Village Affordable Housing Project.

Mayor O'Brien stated that the topic was about language that already exists in the agreement with CCSM on the \$4 million initial loan and he indicated that he had not received any comments on it yet noting that it strengthened contingencies and protected the City.

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the possibility of including Culver City workers as well as Culver City students and their families as part of local preference; inclusion of public vs. private school students; concern with creating barriers; financial need; the feeling that part time City workers should be included; being clear on Council intent; including a preference for seniors; lack of a guarantee on anything; the selection process; the original

intent for Culver City residents to be served; and the addition of students and workers.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Jamie Wallace, with one minute ceded by Bob Wallace, wanted to make sure that the commitment letter included preference for Culver City workers and students; noted that spoken words did not a commitment make; and she questioned why the following provisions were in the staff report but not in the commitment letter: the ability of the City to terminate the contract if CCSM asked for more funding, ensuring that CCSM indemnify the City and the Housing Agency against any and all claims, City discretion to terminate the contract if the funds are used for the church or for church-related construction, and termination of the contract if federal funding from HUD is reduced or eliminated.

Discussion ensued between staff and Council Members regarding clarification that the attachment was the commitment letter for the \$4 million dollars committed in 2024; revision of the old commitment letter to add the \$16 million with additional terms; and direction from the City Council on which terms to add.

Gary Zeiss, with one minute ceded by Annette Miller-Follette, indicated that he would be including the Council Members in a lawsuit that he would be filing in the morning; he questioned what Council Members were thinking of when they supported the matter; discussed conditions on the loan; the indemnity that does not protect against violation of Constitutional rights or civil rights violations; the Establishment Clause; and he noted that the ability to terminate the contract would not get any of the money back and the City would be taken to court for terminating.

Stephen Jones was called to speak but was not present online or in Council Chambers.

Chris Grossman stated that since the City Council had already voted to fund the project, the following conditions needed to be added: if federal funding goes away, City funding goes away as well, if the sales tax measure fails, funding would need to go away, and he wanted to ensure that the City would be indemnified.

Disa Lindgren declined to speak.

Johan Dodge was called to speak but was not present online or in Council Chambers.

Philip Forester was called to speak but was not present online or in Council Chambers.

Nancy Barba was not able to unmute herself.

Michelle Dennis was called to speak but was not present online or in Council Chambers.

Scot Kelly was called to speak but was not present online or in Council Chambers.

Davis Park was called to speak but was not present online or in Council Chambers.

Mark Herscovitz, with one minute ceded by Sara Herscovitz, was called to speak but was not present online or in Council Chambers.

Barbara Berney was called to speak but was not present online or in Council Chambers.

Ronald Ostrin, with one minute ceded by Leslie Ostrin, advised everyone to go home as they were too tired to do things right; expressed support for comments made by Jamie Wallace; discussed the need for contingencies for lack of federal funding and failure of the passage of the sales tax; he noted the need for claw back provisions; discussed title insurance; loan position; the need to hire a real estate lawyer familiar with construction loans; acknowledged the complicated transaction; he wished the City luck and hoped that he was wrong that the project would be a financial disaster; noted compelling arguments from both sides; acknowledged the need for affordable housing; and he thanked them for their service.

Mark Warwick was called to speak but was not present online or in Council Chambers.

Soloman Namala was called to speak but was not present online or in Council Chambers.

Tara Barauskas was called to speak but was not present online or in Council Chambers.

Ron Bassilian was called to speak but was not present online or in Council Chambers.

Kenny Stevenson was called to speak but was not present online or in Council Chambers.

Melissa Sanders was called to speak but was not present online or in Council Chambers.

Ann Trevelen thanked the City Council for the brave thing they did and was looking forward to communication to craft a beautiful document that would help everyone feel good about the project.

Kathy Brown was called to speak but was not present online or in Council Chambers.

Marta Valdez was called to speak but was not present online or in Council Chambers.

James Richardson noted that the irony was that the large loan was for a church project; he wanted to hear more details and context; noted that things easily fall apart; discussed the irony of overriding laws; the current administration; and use of the same religion that keeps stuff like this from happening.

Brian McMahon was called to speak but was not present online or in Council Chambers.

Christopher Michel was called to speak but was not present online or in Council Chambers.

Marci Baun was called to speak but was not present online or in Council Chambers.

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

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

Deanna Newell was called to speak but was not present online or in Council Chambers.

Dexter O'Connell was called to speak but was not present online or in Council Chambers.

Joshua Edra was called to speak but was not present online or in Council Chambers.

Anthony Pleskow was called to speak but was not present online or in Council Chambers.

Robert Zirgulis was called to speak but was not present online or in Council Chambers.

Kevin Dedicatoria was called to speak but was not present online or in Council Chambers.

Rick Tuttle was called to speak but was not present online or in Council Chambers.

Michael Rochmes was called to speak but was not present online or in Council Chambers.

Reverend Heidi Worthen Gamble was called to speak but was not present online or in Council Chambers.

Michelle Weiner was called to speak but was not present online or in Council Chambers.

John Graff was called to speak but was not present online or in Council Chambers.

Denise Neal asked about the people or categories included; she proposed housing people coming out of the foster care system; and she discussed disabled students who might be in non-public, non-sectarian schools that are under the auspices of the CCUSD but often get overlooked when it comes to resources and housing.

Mario Washington thanked the City Council and staff; noted that he would be the point person once documents were put together; he indicated he would speak to his leadership team; and he was looking forward to next steps.

Discussion ensued between staff and Council Members regarding support for the added conditions; funding for public schools vs. other schools in Culver City; income qualifiers; and including nullification of the project if federal funding becomes unavailable.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their work on the important

project; passage of the quarter cent sales tax; opposition to the project moving forward; ensuring that the vouchers are guaranteed; vouchers as subject to annual appropriation; adding if/then language in the letter; full execution of the AHAP (Agreement to enter into a Housing Assistance Payment Contract) agreement; HUD review; the ability of Congress to defund; annual appropriations; including language to make the project contingent upon vouchers being available from HUD vs. a guarantee; keeping language in the staff report under Grounds for Termination indicating that if federal funding or housing vouchers are reduced, the City can terminate the agreement; deferring to staff to craft language that protects the City if federal funding goes away; the broad provision; acknowledgement that even after the project is built, the vouchers could be revoked; protecting against loss of vouchers before construction; risks involved; preventing loss of vouchers by not moving forward with the project; threat of losing vouchers associated with any affordable project using PBVs; unlikelihood of completion of the document before the federal budget is approved; next steps and timing; and final approval of the loan agreement.

Jesse Mays, Assistant City Manager, summarized Council direction including support for the staff recommendations plus adding a preference for Culver City part-time and full-time workers, and CCUSD students.

Discussion ensued between staff and Council Members regarding majority Council preference that all students in Culver City be included; addressing equity through income requirements; keeping preference open to the families of all students K-12 attending school in Culver City; extending preference to seniors; and seniors meeting qualifications.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL DIRECT THE CITY MANAGER ON THE TERMS AND CONDITIONS OF THE \$16 MILLION LOAN TO COMMUNITY CORPORTAION OF SANTA MONICA FOR THE JUBILO VILLAGE AFFORDABLE HOUSING PROJECT AS STATED BY THE ASSISTANT CITY MANAGER.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

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

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Council Member McMorris received consensus from Vice Mayor Puza and Council Member Fish to request a report from the CFO outlining the various structural deficit issues experienced by the City from 2010 through the current cycle.

Council Member Fish requested that the Police Subcommittee be converted to a Standing Public Safety Committee and discussed following up on privacy review which had been previously been agendized but had not come forward.

Discussion ensued between staff and Council Members regarding upcoming items; multiple requests to agendize items; and agenda creation meetings.

City Council consensus was achieved on the following items:

- Consider increasing the grant for Culver City Pride 2025 and review of policy requirements by CCPD for special events (Fish)
- Assess the cost of a CIP project to replace the wall in Landscaping Maintenance District No. 1 (O'Brien)
- Consider amending City policy 5001 to add Council review to items that roll over from previous budgets (Fish)
- Direct staff to provide a report from the CFO outlining the various structural deficit issues experienced by the City from 2010 through the current cycle (McMorris)

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Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal asked that a contingency plan be agendized in case the Section 8 vouchers and GR (General Relief) housing programs are pulled; requested that the City Council look into legality and glitches in the affordable housing and below market rate requirements for application for affordable units; discussed illegal requirements; and glitches in the system that are keeping people out of affordable units.

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June 9, 2025

Adjournment

There being no further business, at 1:36 a.m. on Wednesday, June 10, 2025 the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on June 23, 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: June 23, 2025