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

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

June 22, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 6:00 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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Closed Session

Mayor Puza invited public comment.

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

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

At 6:01 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, Culver City Public Finance Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC:PFA - Conference with Real Property Negotiators
Re: 10401 Virginia Avenue, Culver City, CA 90232
City Negotiator: Odis Jones, City Manager and Executive Director
Other Parties Negotiators: Keith McNutt, Vice President, Actors Fund Housing Development Corporation
Under Negotiation: Both Tems and Price
Pursuant to Government Code Section 54956.8

CS-2 CC:PFA - Conference with Real Property Negotiators
Re: 9050 Washington Blvd., 9300 Culver Blvd., 3960, 3962 and 3958 Ince Blvd., and 9046 Lindblade St., Culver City, CA 90232
City Negotiator: Odis Jones, City Manager and Executive Director
Other Parties Negotiators: Michael Hackman, Hackman Capital Partners
Under Negotiation: Both Tems and Price
Pursuant to Government Code Section 54956.8

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Regular Session – 7:00 p.m.

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 7:14 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the oral statement of Land Acknowledgement.

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Closed Session Report

Mayor Puza indicated nothing to report out of Closed Session.

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City Manager Update

Item CM-1

Update from the City Manager What's Now and What's Next – Upcoming FY 2026-27 Work

Odis Jones, City Manager, introduced Chief Finance Officer (CFO) Steve Agostini to provide an update on the bond sale.

Steve Agostini, CFO, reported doing better in the market than anticipated with an AA- rating from Standard & Poor's for the PFA (Public Financing Authority) issuance; discussed interest rate; amount of money issued to fund anticipated items approved in the budget process; lowered issuance costs; and the debt service of around $2.8 million which is lower than was planned for.

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

Mayor Puza reported that Council Member remarks were being limited to two minutes each in an effort to maximize meeting management and increase meeting efficiency.

Council Member Vera thanked Edgar Varela and all involved in putting on the special events; discussed the soccer matches, Third Wednesdays, and Juneteenth; and he encouraged everyone to come out to the next game in Tellefson Park on June 24.

Council Member O'Brien echoed Council Member Vera's remarks; thanked staff and the Martin Luther King Jr. Celebration/ Juneteenth Celebration Advisory Committee (MLKJCJCAC) for their work on the Juneteenth event; discussed Mexico vs. Chechnya on Wednesday in Tellefson Park; and invited everyone to attend screenings on Thursday and Friday.

Council Member McMorrin thanked staff, the community, elected officials, and congratulated the MLKJCJCAC for the successful event commemorating Freedom Day on June 20; expressed regret at not being able to attend; discussed chaperoning teens at the Jack and Jill of America Far West Regions Teen Conference in Arizona and recognition received by her daughter in several competitions; invited those interested to join the California Climate and Energy Collaborative Forum on June 25 where she would be moderating a panel; and she was looking forward to seeing everyone at Culver City Pride on June 27.

Vice Mayor Fish wished everyone a belated Happy Father's Day; discussed the joyous Juneteenth Celebration on June 20; a new tradition with raising the Pride Flag at City Hall; the Pride Ride and Festival and the Culver City Rock and Mineral Fiesta of Gems on June 27; he congratulated staff for the Kick It with Culver City event and invited everyone to upcoming events; and he acknowledged that June 23 was the anniversary of the abduction of a beloved palatero by ICE that kicked off a series of actions by the City Council to strengthen protections for immigrants.

Mayor Puza echoed comments about events in Culver City; indicated that he had served on a panel at the Reimaging America Summit hosted by the American Atheists and Pacific Unitarian Universalist Church on June 20 with discussion on community engagement, regional collaboration, and creative and innovative problem solving; and he received unanimous City Council consensus that the August 24 City Council meeting be cancelled to allow staff to have a summer break.

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Presentations to City Council

Item P-1

Interim Update from Culver City Civic Assembly on Increasing Public Participation in the Budget Process

Lea Eriksen, Senior Assistant City Manager, introduced the item.

Kyle Bozentko and Sarah Atwood, Center for New Democratic Processes (CNDP), provided an interim update on the Civic Assembly process; discussed the assembly convened to increase public participation in the budget process; demographic targets; the broad cross section of assembly members empaneled; the lottery process; participant neighborhoods; additional participant information; participant willingness to participate in the process again; experts and City staff who provided background and information on the process; learning program elements; participant evaluation; challenges and opportunities; potential actions; experience and process; and program participants shared their experiences participating in the process.

Nina Brown discussed her participation in the Civic Assembly group; appreciation for being able to be part of the conversation and for being able to hear directly from City staff; her increased understanding of how the much budget connects to services, priorities, and decisions directly affecting residents; feeling more connected to one another; she noted that the process had encouraged her to pay more attention to the budget, upcoming meetings, and events in the City; and she hoped that more residents would be able to participate noting that she had a great experience.

Kevin provided background on himself; indicated that he had learned a lot and gained an understanding of how individuals can impact their community; discussed feeling inspired by the process and more connected to the community; and expressed appreciation for the opportunity to engage with people he might not otherwise have conversations with.

Judith Martin-Straw, Culver City Crossroads, expressed appreciation to Kyle Bozentko, Sarah Atwood and the organization their efforts; discussed the broad cross-section of Culver City represented; deep listening and civil conversations between people who do not necessarily align with everything; consideration of how to get more people to participate in the budget process; and she encouraged anyone interested to try to participate.

Kevin Lachoff indicated being a resident participant; felt the process was a useful but costly tool; was interested to see what would become of the process; discussed lack of outreach to businesses; City reliance on revenue from businesses; and he wanted to see businesses included in the July cohort.

Omi provided background on himself; stated that the face of City government is the City Council; discussed the complicated budget process; efforts of the facilitators to educate, motivate and empower; appreciation for the opportunity to meet a diverse group of residents; increased civic mindedness through the process; connection created; he hoped that the process would help activate residents to care more about the budget process; and expressed appreciation for being able to participate.

Kyle Bozentko, CNDP, discussed next steps; the July cohort including City staff, community groups, and businesses to serve as resources; setting a foundation, building momentum, and moving the process forward; and appreciation for the work of participants and support from the City.

Discussion ensued between staff and Council Members regarding appreciation to CNDP and participants for their efforts; getting a demographically representative group of people to help tackle the hardest problems faced by Culver City; bonds formed; people inspired to continue their civic engagement; increasing participation in the most important document that Culver City creates; the possibility of moving toward a two year budget; use of civic assemblies around the world for decades; appreciation to staff for their work to make the new process happen and for the feedback received from participants; welcoming new voices into processes; excitement for the next cycle; participation of community groups; and the budget as a reflection of beliefs.

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<u>Item P-2</u>

Presentation on the City’s Performance and Transparency System

Lea Eriksen, Senior Assistant City Manager, introduced the item.

Johnnie Griffing, Acting Chief Information Officer (CIO), discussed efforts to provide greater transparency and better service delivery; transformation of City government; increasing transparency in City services; the goal to build understanding and measurement as a tool for improvements; the vision; metrics; success of Culver City due to institutional knowledge of employees; individual expertise; succession continuity; knowledge transfer; data collected; listening before measuring; operational realities; community expectations; changing from being reactive to proactive; sidewalk complexity; metrics that hide complexities; the importance of communication; improving trust between the City and residents; connecting data to identify trends, prioritize work, and improve transparency; and building a system sustainable across the entire organization.

Roger Harris, Assistant to the City Manager for Process Improvement, discussed performance, progress, and promise; looking at effectiveness vs. busyness; strengthening long-term financial sustainability; measurables that go along with City Council priorities; Key Performance Indicators (KPIs); accountability related to City Council priorities; status; and next steps.

Council Member McMorrin exited the dais.

Lea Eriksen, Senior Assistant City Manager, noted that every measure in the system has a person behind it; discussed the team-based approach; the pilot program; the plan to return to the City Council with a more exhaustive list of the measures; progress updates as measures are implemented throughout the year; and she expressed appreciation to everyone involved to date.

Council Member McMorrin returned to the dais.

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Joint Public Comment – Items NOT on the Agenda

Mayor Puza invited public comment noting that for the past several months, the City Council had been adhering to the 20-minute speaking limit noting that there would be an additional opportunity to provide Public Comment for Items Not on the Agenda later in the meeting.

Jeremy Bocchino, City Clerk, read the statement on hate speech and decorum noting that there is a prohibition on campaign activity during public meetings of the City Council as well as Commissions, Boards, and Committees (CBCs); she indicated that campaign activity did not include comments on specific City Council agenda items; and she reported that an item on the current agenda considered whether to place a measure on a municipal election ballot or future agenda for discussion.

The following members of the public addressed the City Council:

Patrick Godinez indicated being a Culver City interim housing participant; discussed the importance of the street medicine contract; the decision not to use the Healthcare in Action contract in order to use an in-house program to save money; the previous practice of visiting each City housing facility by Healthcare in Action; difficulty for people to have to go elsewhere for services; and he asked that the City examine efficacy of the current program noting that he had to travel to Tarzana for his diabetes.

Alexa Hunter, Ellen Moe, and Darrell Robb, Culver City Rock and Mineral Club, provided background on the organization; thanked the City Council and the Mayor for their support of the Club through Cultural Affairs grants; discussed the 2026 Fiesta of Gems on June 27 at Veterans Auditorium; and presented geodes for the City Council.

Debbie Gambino read comments from residents about potential impacts of removing parking by turning a lane into a bike only lane on Overland.

Michelle Perkins was called to speak but was not present in person or online.

Monica Richardson discussed lack of parking at Veterans Park during the recent World Cup viewing; asserted that the City Council could not just remove the turn lanes put in by Sony in 1994; pointed out that Overland is an important artery; discussed traffic with the recent closure of the 405 for 8 hours; lack of parking at the pool during graduation; stated that they did not want the Overland project; and she asserted that those in support of the project would be voted out.

Darryl Cherness felt that Culver City had done a poor job of promoting their motion picture heritage; discussed the need to actively encourage tourism from all over the United States; promoting the Sony tour and Jeopardy and Wheel of Fortune tapings as well as visiting the Historical Society; and he proposed creation of an independent non-profit organization charged with the responsibility of attracting tourists to Culver City with an emphasis on motion picture and television heritage.

Melissa Sanders discussed the drive-thru moratorium; creation of idling cars with increased traffic on Overland; concern with cherry-picking climate concerns; and she felt that roofs should be required to have solar panels.

Marta Valdez presented a petition with over 3,400 signatures in opposition to the Better Overland Project; discussed residents, seniors, people with disabilities, families, and business owners who felt that their concerns had been dismissed; noted lack of evidence for the broad community support that has been claimed; and asked that Mayor Puza, Vice Mayor Fish, and Council Member McMorrin reconsider and rescind their vote on the project.

Darrel Menthe, Culver City Downtown Business Association (DBA), discussed the first deployment of the Entertainment Zone in downtown Culver City on June 17; number of attendees; the clean, safe event for people of all ages with no incidents related to excessive alcohol consumption; the next Third Wednesday event on July 15; opening up a new way to enjoy public spaces; he hoped the City Council would continue to support Entertainment Zones for upcoming events; and he asked for continued collaboration to make the events a success.

Renee Rivas felt that public comment was ignored by the City Council; discussed previous instances where he addressed the City Council; reduced amount of time allowed to address the City Council; the Center for New Democratic Processes presentation; and he suggested more studies with CNDP including studies on road diets and real estate zoning noting that many people in Culver City were concern with those issues.

Alexa Hunter indicated that she had already spoken and she thanked the City Council for their support.

Marci Baun indicated being a Parks, Recreation and Community Services (PRCS) Commissioner sharing her personal views; discussed her opposition to the Overland Project; 90% of people who have no idea that the project is happening; the “if you build it they will come” philosophy; and she cited similar projects all over California that have not been successful.

Robert Zirgules, Culver City Kennedy Democrats, provided background on himself; discussed indoctrination of children by teachers; Marxists and socialists hijacking the Democratic Party; a painting of Angela Davis at El Marino; libraries filled with only leftist books; teachers who are afraid to speak out; and conservatives who are put down and threatened with getting fired.

Joy Rodriguez read comments from several residents who could not be present expressing concerns about problems anticipated with potential removal of parking on Overland.

Jack Galanty felt that mobility options should be provided for everyone even if they do not have a car; reported that two Culver CityBuses had passed him up in front of One Culver; noted that was the third time he had been passed by in his wheelchair; he was not sure whether it was negligence or they just did not want to pick up people in wheelchairs; and he noted that it seemed like things had gotten worse recently.

Tamar Fuhrer expressed concern with heavy use of AI imagery throughout the presentation on transparency and performance systems; discussed the need to use real photographs from the community; industry in the Heart of Screenland already concerned about their work drying up due to the use of AI (Artificial Intelligence); and she felt that leadership should be sensitive to constituent concerns and be an example by coming into the community using real images.

Council Member Vera requested but did not receive consensus to agendize a discussion of putting the Overland project on the ballot.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER O’BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JUNE 8, 2026.

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Order of the Agenda

Items C-2, C-3, C-4, C-5 and C-12 were considered separately.

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Consent Calendar

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Ndindi Kitonga discussed Item C-3; reported working with Palms Unhoused Mutual Aid (PUMA) in support of unhoused residents; noted the importance of centering the needs of unhoused individuals when contracting with service providers; discussed the need to adopt an evidence-based Housing First model; observations of systemic issues with service provision over Culver City sites; harmful practices employed by Exodus; providing Culver City unhoused residents with written commitments and paper copies of the contracts that they signed; the need for service providers to provide the City with reports and updates that ensure accountability and transparency; she questioned whether the City had considered that outsourcing most homeless services with public dollars to non-profits is harmful, expensive, inefficient, and opened Culver City up to litigation; discussed a recent article on serious harms perpetuated on a Project Homekey resident; carcerality, coercion, and punitive rules that make homelessness worse; and she noted the opportunity for Culver City to lead on the issue.

Dana Sayles reported that she was speaking to the City Council as the Vice Chair of the Advisory Committee on Housing and Homelessness (ACOHH); discussed Committee consideration of Items C-3, C-4, C-5 at their previous meeting; consensus that contracts should not ever be renewed without discussion and evaluation; the need to engage in the regular RFP (Request for Proposals) and competitive bidding process; resident concerns; concerns raised about one of the service providers; the Committee recommendation that the contract go through an RFP process with current contracts renewed for a one year term; evaluation of performance metrics; outreach; and a recommendation for two year contract renewals to allow for greater transparency.

Veronica Cavazos discussed Item C-4; indicated being a resident of Project Homekey managed by Exodus; discussed a recent article on her experiences with sexual harassment and staff intimidation; she requested immediate systemic changes; discussed respect and safety; the need for improved mental health support for residents and staff; conflict of interest with the transition of a therapist into a program director position; treating patients with basic human dignity; negative effects of sleep deprivation with two hour room checks 24 hours per day; allowing residents to maintain control over their own medications; housing access; room availability; retaliation; she indicated choosing to use her name in the press to ensure that the issues are not denied; and she urged the City Council to implement changes and mandate that Exodus Recovery include client input into their decision-making processes.

Sebastien Hernandez reported being a volunteer for PUMA speaking on his own behalf; discussed outreach conducted at interim housing projects in Culver City and on the streets; the positive relationship with Urban Alchemy; concerns with carceral rules across all the sites; indicated that he would not like to have to live by the rules imposed; discussed providing autonomy; allowing the purchase of food in cost-effective amounts rather than reenforcing a poverty tax when people are staying in interim housing; the two bag rule; the curfew restricting mobility; providing a clear and fair grievance process; concerns with violating human rights; greater concerns at Exodus Recovery; room checks that need to be stopped if they cannot be justified; safety issues highlighted in the Knock LA article; bravery of Ms. Cavazos in participating in the article; the need for the programs to be responsive to needs; and providing a meaningful measure of self-determination.

Jeanne Black indicated being Planning Commissioner speaking on behalf of herself; discussed Items C-4 and C-5 noting that Culver City had done more than any other small city in the area to stand up services for people experiencing homelessness; discussed initial program focus; the need to hold the City to a higher standard for resident treatment with the renewal of service provider contracts; providing dignity, respect, and agency; allowing residents to develop community guidelines; concern with invasive surveillance, rigid curfews, and punitive rule enforcement; providing clear grievance procedures and regular opportunities to describe their experiences without retaliation; ensuring case managers and housing navigators are effective at improving living situations; including staff training expectations, measurable performance standards and consequences for when standards are not met in service provider contract renewals; she asked that staffing models of Urban Alchemy vs. Exodus be examined; and noted the importance of including a 30 day cancellation clause.

Melissa Sanders echoed previous comments; discussed Item C-5 noting the need for a better out clause for the contract; responsibility for servicing the facilities; Urban Alchemy as not the best choice when trying to get reimbursed; she proposed going with an FQHC (Federally Qualified Housing Contractor); discussed Venice Family Clinic; use of Every Table for food; questioned why Culver City would continue to use a service that cannot legally be reimbursed for things they claim to be doing; expressed concern with fiscal responsibility; and she felt that the City needed to make better choices that would enable reimbursement from grants and the state and federal government.

Trina Rodriguez provided background on herself and her work experience; discussed Item C-4; expressed opposition to extending the agreement and adding more money to Exodus staffing without first addressing serious concerns about staff violence and harmful onsite shelter culture; discussed funding and promoting Project Homekey as supportive housing and wrap around services; resident descriptions of aggressive and retaliatory tactics; violence and carceral industry logic that many in social work are actively trying to move away from; and she asked that staff come back with restructuring and accountability co-created with residents before committing any more money.

Patrick Godinez indicated being a Culver City interim housing participant; discussed Items C-3, C-4, C-5; the work of Exodus Recovery to protect the City investment; the need to remove some of the restrictions; his experience sleeping in his car when he cannot make it back before curfew; dangers for those who are left on the street if they cannot get back in time; concern that the two manager units are unavailable to people on the streets; and he asked that the disability community be sent to check on ADA (Americans with Disabilities Act) compliance.

Nathan Kirkland discussed Item C-3 noting that he is a resident of the Paradise Motel; discussed his experience being homeless; actions of law enforcement to use homeless individuals as an experiment; advance technology being used; laser beams that make it difficult to breathe; and he asked that it be stopped.

Council Member O’Brien exited the dais.

Jack Galanty discussed community desire for sidewalks to be fixed; maintaining accessibility in the community; he spoke on behalf of Culver City Pride in appreciation for funds that would increase growth and help ensure a better event; and he noted increased costs with the Entertainment Zone in Culver City.

Council Member O’Brien returned to the dais.

Ishmaael Rahim provided background on himself; discussed Items C-3, C-4, C-5; the need to consider strict controls with HMIS (Homeless Management Information Systems) reporting; appreciation for receipt of interim housing from the Mobile Crisis Team (MCT); felt the situation had gone too far with Urban Alchemy; noted the need for strict controls; reported that he had gone two years without any disciplinary records but was being targeted with unprofessionalism and lack of proactivity noting that he was a match for housing; and he asked that Culver City examine Urban Alchemy very closely.

Heather Baker, City Attorney, clarified that terms from the original agreement, including termination provisions were still in effect.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for May 30, 2026 to June 12, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 30, 2026 TO JUNE 12, 2026.

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Item C-2

CC:HA:SA:PA – Approval of Minutes of the Regular City Council Meeting Held on June 8, 2026

Jeremy Bocchino, City Clerk, reported that the posted minutes had omitted a motion reflected in the title for Item PH-1 to declare its official intent to reimburse project expenditures with bond proceeds and related actions, and she indicated that the minutes had been amended to reflect the correction and inclusion of the motion.

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 MEETING HELD ON JUNE 8, 2026 AS AMENDED.

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Item C-3

CC – Approval of the Continuation of Certain Components of the Motel Master Leasing and Nutrition Program for Fiscal Year 26/27 Including: (1) Approval of an Amendment to the Existing Occupancy Agreement with Deeros LLC (dba Paradise Inn and Suites) from July 1, 2026 through June 30, 2027 in an Amount Not-to-Exceed $1,343,325; and (2) Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality (dba Rodeway Inn) from July 1, 2026 through December 31, 2026 in an Amount Not-to-Exceed $730,125; and (3) Approval of an Amendment to the Existing Urban Alchemy Agreement for the Provision of Supportive Service and Care as a Part of the Motel Master Leasing and Nutrition Program, with Services Continuing through December 31, 2026 at Rodeway Inn and Services Continuing through June 30, 2027 at Paradise Inn and Suites, in a Total Amount for Both Locations Not-to Exceed $1,302,020; (4) Approval of an Amendment to the Existing General Services Agreement with Everytable, with Services Continuing at Rodeway Inn through December 31, 2026 and Services Continuing at Paradise Inn through June 30, 2027 in a Total Amount for Both Locations Not-to Exceed $292,643

THAT THE CITY COUNCIL:

1. APPROVE THE CONTINUATION OF CERTAIN COMPONENTS OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM FOR FISCAL YEAR 26/27 INCLUDING: (1) APPROVAL OF AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH DEEROS LLC, (DBA PARADISE INN AND SUITES) FROM JULY 1, 2026 THROUGH JUNE 30, 2027 IN AN AMOUNT NOT-TO-EXCEED $1,343,325; AND (2) APPROVAL OF AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY (DBA RODEWAY INN) FROM JULY 1, 2026 THROUGH DECEMBER 31, 2026 IN AN AMOUNT NOT-TO-EXCEED $730,125; AND, (3) APPROVAL OF AN AMENDMENT TO THE EXISTING URBAN ALCHEMY AGREEMENT FOR THE PROVISION OF SUPPORTIVE SERVICE AND CARE AS A PART OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM, WITH SERVICES CONTINUING THROUGH DECEMBER 31, 2026 AT RODEWAY INN AND SERVICES CONTINUING THROUGH JUNE 30, 2027 AT PARADISE INN AND SUITES IN A TOTAL AMOUNT FOR BOTH LOCATIONS NOT-TO-EXCEED $1,302,020; (4) APPROVAL OF AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH EVERYTABLE, WITH SERVICES CONTINUING AT RODEWAY INN THROUGH DECEMBER 31, 2026 AND SERVICES CONTINUING AT PARADISE INN THROUGH JUNE 30, 2027 IN A TOTAL AMOUNT FOR BOTH LOCATIONS NOT-TO-EXCEED $292,643; AND,

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

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

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Item C-4

CC - Approval of an Amendment to Existing Professional Services Agreement with Exodus Recovery Inc., as Lead Supportive Service Provider, Operator and Property Manager of the 73 Unit (Plus Two Manager Units) Service-Enriched Culver City Project Homekey Interim and Permanent Supportive Housing Program for Fiscal Year 26/27 in an Amount Not-to-Exceed $4,180,500

THAT THE CITY COUNCIL:

1. ADOPT A ONE-YEAR EXTENSION TO THE PROFESSIONAL SERVICES AGREEMENT WITH EXODUS RECOVERY INC., AS LEAD SUPPORTIVE SERVICE PROVIDER, OPERATOR, AND PROPERTY MANAGER OF THE 73 UNIT (PLUS TWO MANAGER UNITS) SERVICE-ENRICHED CULVER CITY PROJECT HOMEKEY INTERIM HOUSING AND PERMANENT SUPPORTIVE HOUSING PROGRAM FOR FISCAL YEAR (FY) 26/27 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED $4,180,500; AND,

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

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

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Item C-5

CC - (1) Approval of Amendment to Existing Professional Services Agreement with Urban Alchemy in an Amount Not-to-Exceed $2,583,431 for Fiscal Year 2026-2027 to Remain the Lead Operator and Service Provider for Wellness Village; and (2) Approval of Amendment to Existing General Services Agreement with Diamond Environmental Services in an Amount Not-to-Exceed $166,487 for Fiscal Year 2026-2027 for Sanitation and Site Infrastructure Services at Wellness Village

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH URBAN ALCHEMY IN AN AMOUNT NOT-TO-EXCEED $2,583,431 FOR FISCAL YEAR 2026-2027 WITH AN INCREASE OF CPI OR NO MORE THAN 5% IN SUBSEQUENT CONTRACT YEARS TO REMAIN THE LEAD OPERATOR AND SERVICE PROVIDER FOR WELLNESS VILLAGE; AND,

2. APPROVE AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH DIAMOND ENVIRONMENTAL SERVICES IN AN AMOUNT NOT-TO-EXCEED $166,487 FOR FISCAL YEAR 2026-2027 WITH AN INCREASE OF CPI OR NO MORE THAN 5% IN SUBSEQUENT CONTRACT YEARS FOR SANITATION AND SITE INFRASTRUCTURE SERVICES AT WELLNESS VILLAGE; AND,

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

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

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Item C-6

CC – Adoption of a Resolution to Include Bristol Parkway between Centinela Avenue and Slauson Avenue on the List of Projects to be Funded by the 2017 Road Repair and Rehabilitation Act’s Road Maintenance and Rehabilitation Account for Fiscal Year 2026-2027

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO INCLUDE BRISTOL PARKWAY BETWEEN SLAUSON AVENUE AND CENTINELA AVENUE ON THE LIST OF PROJECTS TO BE FUNDED BY THE 2017 ROAD REPAIR AND REHABILITATION ACT’S ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) FOR FISCAL YEAR 2026-2027.

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Item C-7

CC – (1) Approval of a General Services Agreement with Vortex Services, LLC for the Construction of Lenawee Avenue Storm Drain Trenchless Rehabilitation Project, PF049 in an Amount Not-To-Exceed $533,878; and (2) Authorization to the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement, in an Additional Amount Not-To-Exceed $129,397 (25%) to Cover Contingency Costs

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL CONTRACT SERVICES AGREEMENT WITH VORTEX SERVICES, LLC FOR THE CONSTRUCTION OF LENAWEE AVENUE STORM DRAIN TRENCHLESS REHABILITATION PROJECT, PF049 IN AN AMOUNT NOT-TO-EXCEED $533,878; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED $129,397 (25%) TO COVER CONTINGENCY COSTS; AND,

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

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

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Item C-8

CC – Adoption of a Resolution (1) Approving Culver City's Participation in the Los Angeles Urban County Community Development Block Grant Fund Program for Fiscal Years 2027 through 2030; and (2) Authorizing the Mayor or His Designee to Execute a Cooperation Agreement with the County of Los Angeles

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION (1) APPROVING CULVER CITY'S PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE PERIOD OF JULY 1, 2027 THROUGH JUNE 30, 2030; AND (2) AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A COOPERATION AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE COUNTY OF LOS ANGELES; AND,

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

3. AUTHORIZE THE CITY ATTORNEY TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

CC – (1) Adoption of an Ordinance Incorporating Clarifying Amendments in Culver City Municipal Code (CCMC) Subchapters 5.01.075 (Time and Payment of Charges) and 5.01.080 (Delinquent Account Payments) Related to Solid Waste Management; and (2) Adoption of a Resolution Establishing a 10% Penalty for Delinquent Accounts (Reducing the Penalty from 50%)

THAT THE CITY COUNCIL:

1. ADOPT AN ORDINANCE INCORPORATING CLARIFYING AMENDMENTS IN CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTERS 5.01.075 (TIME AND PAYMENT OF CHARGES) AND 5.01.080 (DELINQUENT ACCOUNT) RELATED TO SOLID WASTE MANAGEMENT; AND,

2. ADOPT A RESOLUTION ESTABLISHING A 10% PENALTY FOR DELINQUENT ACCOUNTS (REDUCING THE PENALTY FROM 50%).

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Item C-10

CC – Approval of an Amendment to the General Services Agreement with Western Office, Inc. to Provide Workstation Furniture and Installation Services in An Amount Not-to-Exceed $125,000, Resulting in an Aggregate Contract Amount Not-to-Exceed $283,000

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH WESTERN OFFICE, INC. FOR WORKSTATION FURNITURE AND INSTALLATION SERVICES IN AN AMOUNT NOT-TO-EXCEED $125,000, RESULTING ADDITIONAL CONTENT FROM PREVIOUS ITEM (1): IN AN AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED $283,000; AND,

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

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

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Item C-11

CC – (1) Award of Construction Contract to CJ Concrete Construction, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of $289,366.00 for Sidewalk, Curb Ramp, and Driveway Approach Improvement Project, PZ-428; and (2) Authorization for the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed $72,341.00 to Cover Contingency Costs (25%)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO CJ CONCRETE CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF $289,366.00 FOR THE SIDEWALK, CURB RAMP, AND DRIVEWAY APPROACH PROJECT, PZ-428; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED $72,341.00 TO COVER CONTINGENCY COSTS (25%); AND,

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

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

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Item C-12

CC – (1) Award of Special Event Grants in the Aggregate Amount of $259,000 for the Fiscal Year 2026/2027 and Designation of Events as City Sponsored as Recommended by the Special Events Grant Program City Council Ad Hoc Subcommittee; (2) Allocation of $6,000 in Contingency Funding for Off-Cycle Event Support; and (3) Authorization to the City Manager to Approve City Permits and Licenses Needed to Conduct the Events

Council Member McMorrin exited the dais.

Council Member O’Brien noted for the public record that no response had been received to the request by City Attorney’s Office for an opinion regarding his participation on the Special Events Subcommittee; he indicated that out of an abundance of caution, he had recused himself from items that could potentially be in conflict including items 4, 5, 7, 10, 16, 27, 34, 41, 43, 44, and 48 in the subcommittee meeting; and he proposed bifurcating the motion to exclude those items.

Council Member McMorrin returned to the dais.

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

1. APPROVE $259,000 IN GRANTS AND DESIGNATE 46 EVENTS AS CITY-SPONSORED THROUGH THE FISCAL YEAR 2026/2027 SPECIAL EVENTS GRANT PROGRAM WITH THE EXCLUSION OF EVENTS 4, 5, 7, 10, 16, 27, 34, 41, 43, 44, and 48; AND,

2. ALLOCATE UP TO $6,000 IN CONTINGENCY FOR OFF-CYCLE EVENT SUPPORT; AND,

3. AUTHORIZE THE CITY MANAGER TO APPROVE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS, PROVIDED SUCH PERMITS AND LICENSES ARE CONSISTENT WITH THE SCOPE OF THE EVENT AS SET FORTH IN THE GRANT APPLICATION.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL: APPROVE $259,000 IN GRANTS AND DESIGNATE EVENTS 4, 5, 7, 10, 16, 27, 34, 41, 43, 44, AND 48 AS CITY-SPONSORED THROUGH THE FISCAL YEAR 2026/2027 SPECIAL EVENTS GRANT PROGRAM.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-13

CC – Approval of a General Services Agreement with G.T. Michelli Co. LLC for Culver City Transfer Station Axle Scale System Replacement in an Amount Not-to-Exceed $310,000; (2) Approval of a Three-Year Professional Services Agreement with G.T. Michelli Co. LLC for Transfer Station Scale Calibration, Maintenance and On-Call Repair; and (3) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed $120,000 Per Year

THAT THE CITY COUNCIL:

APPROVE A GENERAL SERVICES AGREEMENT WITH G.T. MICHELLI CO. LLC FOR CULVER CITY TRANSFER STATION AXLE SCALE SYSTEM REPLACEMENT IN AN AMOUNT NOT-TO-EXCEED $310,000; AND,

2. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH G.T. MICHELLI CO. LLC IN THE AMOUNT NOT-TO-EXCEED $120,000 ANNUALLY; AND,

3. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN AMOUNT NOT-TO-EXCEED $120,000 ANNUALLY; 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-14

CC – Adoption of a Resolution Commemorating the 250th Anniversary (Semiquincentennial) of the Founding of the United States of America

THAT THE CITY COUNCIL: ADOPT A RESOLUTION COMMEMORATING THE 250TH ANNIVERSARY (SEMIQUINCENTENNIAL) OF THE FOUNDING OF THE UNITED STATES OF AMERICA AND RECOGNIZING JULY 4, 2026, AS A HISTORIC MILESTONE CELEBRATING THE NATION’S HISTORY, DEMOCRATIC INSTITUTIONS, AND CIVIC IDEALS.

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Item C-15

CC – (1) Adoption of a Resolution Authorizing the City of Culver City to Join Public Innovation, Solutions, and Management (PRISM) for the City’s General and Excess Municipal Liability Insurance Coverage Effective Fiscal Year (FY) 2026/2027; and (2) Authorization to the City Manager to Execute all Necessary Required Membership Agreements to Bind Coverage with PRISM and Related Carriers

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY OF CULVER CITY TO JOIN PUBLIC INNOVATION, SOLUTIONS, AND MANAGEMENT (PRISM) FOR THE CITY'S GENERAL AND EXCESS MUNICIPAL LIABILITY INSURANCE COVERAGE EFFECTIVE FISCAL YEAR (FY) 2026/2027; AND,

2. AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY REQUIRED MEMBERSHIP AGREEMENTS TO BIND COVERAGE WITH PRISM AND RELATED CARRIERS.

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Item C-16

CC – Approval of Policy Renewal for Property Insurance Coverage Through Alliant Insurance Services with a Premium of Approximately $4,481,291.00 for Fiscal Year 2026 - 2027

THAT THE CITY COUNCIL:

1. APPROVE THE RECOMMENDED FISCAL YEAR 2026 - 2027 INSURANCE RENEWAL PROGRAM WITH A PREMIUM OF APPROXIMATELY $4,481,291.00, AS PRESENTED BY THE CITY'S INSURANCE BROKER ALLIANT INSURANCE SERVICES, INC.; AND,

2. AUTHORIZE THE CHIEF HUMAN RESOURCES OFFICER TO EXECUTE THE POLICY; 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.

Discussion ensued between staff and Council Members regarding staff efforts to address concerns voiced by members of the public; reports received from the MCT and the service provider; the CARE (Connect, Affirm, Resources, Evaluation, Education and Elevation) framework; balancing tension between fiscal discipline and providing ongoing services to residents; reduction in the term of the current contract from three years to one year; the 30 day cancellation clause; exploration of issuing an RFP before the end of the fiscal year; ensuring programs are operating at the highest level; continuity of services; a request for discussion of rules faced by residents by the Standing Housing and Homelessness Subcommittee; allowing a leadership or governance structure for residents to empower them; providing a better grievance process; the Housing First model; concern with creating obstacles on the road to recovery; Subcommittee discussion of the report on the Knock LA article; and appreciation to those who came to speak about the issue.

Diane Glauber, Housing and Human Services Director, indicated that she had copies of the Knock LA article available for Council Members; she identified Exodus representatives in the audience; and reported ongoing discussions with the provider about the grievance process and making adjustments to the curfew and rules.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT ITEMS C-1, C-2 AS AMENDED, AND ITEMS C-3 THROUGH C-11.

CITY CLERK'S NOTE: ITEMS C-13, C-14, C-15 AND C-16 WERE INADVERTENTLY OMITTED FROM THE VOTE FOR THE CONSENT CALENDAR. TO REMEDY THE VOTE, THE CITY COUNCIL WILL RATIFY APPROVAL OF THESE ITEMS AT THE JULY 13, 2026 CITY COUNCIL MEETING AS PART OF A CONSENT ITEM.

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Mayor Puza discussed effective meeting management with time limits for Council Member discussion during Public Hearing and Action Items.

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 2026/2027

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE.

Yanni Dmitri, Public Works Director, provided a summary of the material of record.

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

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, reported that 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.

Discussion ensued between staff and Council Members regarding broken components of the quick build; potential replacement with permanent infrastructure at the cross streets along Higuera; and unanimous City Council consensus was received to direct staff to return with a report.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, 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 2026/2027.

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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 2026/2027

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O’BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE.

Mate Gaspar, Civil Engineering Manager, noted that the report had neglected to mention that the area was located adjacent to the Studio Estates development along Culver Boulevard and Elenda Street; discussed the section between the wall and the sidewalk; and he noted analysis indicating that the costs were aligned and no increase was necessary.

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

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, indicated that no requests to speaks 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 COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPE MAINTENANCE DISTRICT #1 FOR FISCAL YEAR 2026/2027.

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Item PH-3

CC - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2026/2027

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE.

Elaine Gerety Warner, Economic Development Director, provided a summary of the material of record.

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

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, reported that one person had signed up to speak but had left.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON NO. 1 FOR FISCAL YEAR 2026/2027.

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Item PH-4

CC - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2026/2027

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE.

Elaine Gerety Warner, Economic Development Director, provided a summary of the material of record.

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

Mayor Puza invited public comment.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER O'BRIEN SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2026/2027.

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Item PH-5

CC - Adoption of a Resolution Approving the Annual Assessment Levy for Benefit Assessment District West Washington Boulevard No. 3 for Fiscal Year 2026/2027

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICES AND

CORRESPONDENCE.

Elaine Gerety Warner, Economic Development Director, provided a summary of the material of record.

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

Mayor Puza invited public comment.

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

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 3 FOR FISCAL YEAR 2026/2027.

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Item PH-6

CC - Introduction of an Ordinance Approving City-Initiated Annual Zoning Code Amendment (P2026-0115-ZCA) Amending Various Sections of Title 17: Zoning Code of the Culver City Municipal Code (CCMC) for Clarifications, Corrections, and Updates, and Exemption from CEQA

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING, PUBLISHING, AND POSTING OF PUBLIC NOTICE.

Gabriela Silva, Associate Planner, provided a summary of the material of record.

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

Mayor Puza invited public comment.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2026-0115-ZCA, AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CCMC TO MAKE THE CORRECTIONS, CLARIFICATIONS, AND UPDATES OUTLINED IN EXHIBIT A, AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3).

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Action Items

Item A-1

CC - (1) Adoption of a Resolution Calling a General Municipal Election to be Held in the City of Culver City on Tuesday, November 3, 2026 to Elect Two Council Members to the City Council, Each for a Full Term of Four Years, and to Place on the Ballot One Proposed Charter Amendment Regarding Lowering the Voting Age to 16 for City and School District Elections; (2) Adoption of a Resolution Requesting the Board of Supervisors of the County of Los Angeles to Consolidate a General Municipal Election with the Statewide General Election, and to Render Full Election Services to the City Related to the Conduct of the Election; (3) (If Desired) Adoption of a Resolution Authorizing the City Council and/or Certain Council Members to Submit Primary Ballot Arguments Regarding the Ballot Measure; (4) (If Desired) Creation and Appointment of Members to Ad-Hoc Subcommittee(s) to Draft and/or Submit Such Ballot Argument(s); (5) Adoption of a Resolution Approving Rebuttal Arguments; (6) Instruction to the City Clerk to Post a Notice Setting the Date After Which No Arguments May be Submitted; and (7) Instruction to the City Attorney to Prepare the Impartial Analysis for the Ballot Measure

Jeremy Bocchino, City Clerk, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Philip Lelyveld discussed the admirable objective of encouraging students to get involved in government; concern with giving students the right to vote and influence how taxes are raised and spent; talking points of Vote 16 USA; adolescents' cognitive ability; decision-making under peer pressure that matures after the age of 18; evaluation of legal rights and responsibilities; opening Culver City up to an outcome contrary to what scientific data suggests; half the data left out of the debate; and he asked that Measure VY be removed from Item A-1.

Michelle Perkins was called to speak but was not present in person or online.

Marci Baun, indicated being a PRCS Commissioner speaking on her own behalf; asked that Measure VY be removed; discussed the fact that an insufficient number of signatures were obtained to get the item on the ballot; the previous ballot measure that was voted down; students who feel like they are not ready to vote; lack of real life experience; and she expressed concern with students being approached by adults pretending to want to talk to them about politics.

Jack Galanty felt that if one held a driver's license they should be able to vote in local politics; discussed government ID; lack of power in school life on the student level; allowing students power to make changes to things that directly impact them; other countries that allow people under 18 to contribute to their societies and vote; getting people active in the local politics of their city; pre-registration at age 16; and concern that young people are often overlooked and ignored.

Robert Zirgulis discussed brainwashed children in the Culver City Unified School District (CCUSD); Progressives and Marxists that will automatically vote out of peer pressure and ignorance; he proposed leaving kids alone and letting them vote once they find out what real life is; asserted that 16 year olds were not mature enough; and he asked the City not to place the item on the ballot.

Discussion ensued between staff and Council Members regarding bifurcating Vote 16 from other items; appreciation that young people are wanting to become more involved in civic discourse and voting; concern with having 16 and 17 year olds voting on people who will determine how money is spent and measures that involve taxes; 16 and 17 year olds as not paying rent or a mortgage; teenagers that do work; feeling the impacts on voting for things that impact taxpayers; concern with adults campaigning to children; differing opinions from students in Youth and Government; the ability to stay engaged in the process and study and vote when they turn 18; lack of signatures to get the item on the ballot; and concern with foregoing the traditional process.

Additional discussion ensued between staff and Council Members regarding appreciation to the students who came to ask for another change; the loss by 16 votes last time; new initiatives that take education and time; studies around cognition levels; reduction of the voting age from 21 to 18 in the 1970s; earning a vote; people who do not pay property taxes or make enough money to pay taxes; acknowledgement the consistency of effort made by the students; and other cities involved in the process.

Further discussion ensued between staff and Council Members regarding ballot language; the need for a rebuttal if an argument against the ballot measure is made; deciding whether to rewrite the original argument and how to move forward; a suggestion to add mention of how close the previous vote was in 2022; creating an ad hoc subcommittee for the statement; the limitation to 300 words; full City Council review; determination of who would serve on the proposed subcommittee; clarification that there were no implications to bifurcating the resolution; naming conventions; the ability to use the same name as last time; agreement to name the measure YV; clarification that the height ordinance would not be able to be put on the November ballot due to time constraints with preparing the measure in time given the request for additional City Council consideration of the matter; the TOT (Transient Occupancy Tax) item coming forward at the next meeting; additional work to be done on the parking measure; effective positioning for legal strength to withstand challenges; clarification that the motion did not encompass everything coming forward for the November ballot; verification of signatures for the school parcel tax initiative; the need to call the election on July 27 after discussion on July 13; and clarification on procedures.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL ADOPT THE PROPOSED RESOLUTION CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 FOR ONE BALLOT MEASURE AMENDING THE CITY CHARTER TO LOWER THE VOTING AGE TO 16 FOR CITY AND SCHOOL

DISTRICT ELECTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY AND PARKING AUTHORITY BOARDS:

1. ADOPT THE AMENDED RESOLUTION CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 FOR TWO (2) COUNCIL MEMBERS FOR TERMS OF FOUR (4) YEARS; AND,

2. ADOPT THE PROPOSED RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION AND RENDER FULL ELECTION SERVICES TO THE CITY OF CULVER CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, NOVEMBER 3, 2026; AND,

3. CREATE AN AD HOC SUBCOMMITTEE AND APPOINT VICE MAYOR FISH AND COUNCIL MEMBER MCMORRIN THERETO TO WRITE THE ARGUMENT IN FAVOR OF THE BALLOT MEASURE; AND,

4. ADOPT A RESOLUTION AUTHORIZING VICE MAYOR FISH AND COUNCIL MEMBER MCMORRIN TO SUBMIT A PRIMARY ARGUMENT REGARDING THE BALLOT MEASURE; AND,

5. ADOPT A RESOLUTION APPROVING REBUTTAL ARGUMENTS; AND,

6. INSTRUCT THE CITY CLERK TO POST A NOTICE SETTING THE DATE OF AUGUST 14, 2026 AFTER WHICH NO ARGUMENTS MAY BE SUBMITTED; AND,

7. INSTRUCT THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS FOR THE BALLOT MEASURE.

City Council consensus was achieved to name the measure YV.

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Public Comment – Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

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

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Items from Council Members (Continued)

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 10:19 p.m., the City Council, Housing Authority Board, Parking Authority Board, Public Finance Authority, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting to be held on July 13, 2026.

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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, Culver City Parking Authority, Culver City Public Finance Authority, and Culver City Housing Authority Board
Culver City, California

FREDDY PUZA
MAYOR of Culver City, California and CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority, Culver City Housing Authority Board, Culver City Parking Authority, and Culver City Public Finance Authority

Date: ________________________