

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL

SPECIAL CONSOLIDATED MEETING OF THE
CITY COUNCIL
CULVER CITY, CALIFORNIA

November 6, 2017
5:30 p.m.

Call to Order & Roll Call

Mayor Cooper called the consolidated meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Jeffrey Cooper, Mayor
Thomas Small, Vice Mayor
Jim B. Clarke, Council Member
Göran Eriksson, Council Member
Meghan Sahli-Wells, Council Member

Note: The City Council also sits as members of the governing boards of the Culver City Housing Authority Board, Culver City Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board. Due to a clerical error, the agenda did not list all of the bodies. However each staff report reflected the bodies for which the action was made.

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Closed Session

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

CS-1 CC - Conference with Real Property Negotiators

Re: 10858 Culver Boulevard

City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; and Jesse Mays, Assistant to the City Manager

Other Parties Negotiators: Amvets Representatives

Under Negotiation: Price, Terms of Payment or Both Including

Use Restrictions, Development Obligations and Other Monetary
Related Considerations
Pursuant to Government Code Section 54956.8

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CS-2 CC - Conference with Real Property Negotiators
Re: 4044-4068 Globe Avenue
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld,
Community Development Director; and Murray Kane, Agency
General Counsel
Other Parties Negotiators: Habitat for Humanity of Greater
Los Angeles
Under Negotiation: Both Terms of Payment and Price
Pursuant to Government Code Section 54956.8

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CS-3 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John M.
Nachbar; Administrative Services Director Serena Wright;
Chief Financial Officer Jeff Muir
Employee Organizations: Culver City Employees Association;
Culver City Management Group; Culver City Police Officers
Association; Culver City Police Management Group; Culver City
Fire Management Association
Pursuant to Government Code Section 54957.6

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Pursuant to Government Code Section 54954.2(b)(2), the City
Council, by a by a two-thirds vote, determined there was a
need to add an item to the agenda, which required immediate
action, and that the need for action came to the attention of
the City subsequent to the agenda being posted.

The City Council added the following item:

CS-4 CC - Conference with Legal Counsel - Anticipated
Litigation
Re: Initiation of Litigation - 1 Matter
Pursuant to Government Code Section 54956.9(d)(4)

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Regular Session

Mayor Cooper convened the City Council at 6:45 p.m. with all Members present.

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Recognition Presentations

Item R-1

CC - Presentation of a Certificate of Recognition to Family Self Sufficiency Program Graduate Chrystal Salazar

Mayor Cooper presented the Certificate of Recognition to Chrystal Salazar.

Chrystal Salazar thanked the City and her family for their support; discussed the process; and she expressed appreciation for the program.

Tevis Barnes, Housing Administrator, discussed the program; provided background on Chrystal Salazar; and she praised the work of the Salazar family.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Dr. David Haake.

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Report on Action Taken in Closed Session

Mayor Cooper indicated nothing to report out except that an item had been added to the Closed Session agenda.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Eriksson discussed November, Men's Health Awareness month, and he presented a resolution honoring the Culver City Centennial that he received while attending the grand opening of Sebastien Ridley Thomas' new community service center on Crenshaw Boulevard.

Council Member Sahli-Wells asked for a moment of silence in memory of those who died at the church shooting in Sutherland Springs, Texas and for those who died in New York City, asking that the meeting be adjourned in their memory; she commented on the frequency of violence; and she sent best hopes for recovery to those wounded in the attacks.

The City Council observed a moment of silence to remember those who lost their lives in Sutherland Springs, Texas and in New York City.

Council Member Sahli-Wells reported attending community meetings on the draft regulations and the Environmental Impact Report (EIR) for the Culver City portion of the Inglewood Oil Field (IOF); discussed public comment and outreach; requests for an extension of the public comment period; and she asked for City Council consensus to place an item on a City Council agenda for discussion on November 13, 2017, before the November 14, 2017 deadline.

Council Member Clarke received clarification regarding the number of comments received to date and that more comments usually come in close to the deadline; he discussed comments from Sentinel Peak Resources; turnout for the community meetings; public interest in an extension; restrictions of the Brown Act; consequences of extending the deadline; he indicated that he did not favor an extension but would support its discussion; and he encouraged everyone to submit their comments before the deadline.

Vice Mayor Small and Council Members Clarke and Sahli-Wells expressed support for agendaizing a discussion of extending the deadline for public comment on the draft regulations for the Inglewood Oil Fields on November 13, 2017.

Council Member Clarke expressed appreciation to veterans for their service noting the observance of Veterans Day on November 10; he sought donations for Capo d'Orlando noting that they are interested in American English books for children, and books on American culture for their library; reported a centennial celebration for the building at 10865

Washington Boulevard; and he shared a memory of Vince Motyl noting the recent memorial held for him.

Vice Mayor Small reported giving a presentation on Ballona Creek for the national meeting of the American Society of Landscape Architects as well as giving the closing keynote speech at the International Conference on Sustainable Infrastructure, and he discussed a recent review in the New York Times of the number one restaurant in Los Angeles located in Culver City.

Mayor Cooper thanked the producers and volunteers for their work at the Asian World Film Festival; discussed the establishment of the City of Kindness program in Culver City; presented posters that are displayed in stores throughout Oakland; and he received City Council consensus to agendize a discussion of distributing similar posters throughout Culver City as a reminder that Culver City is inclusive and all are welcome.

Council Member Clarke announced the launch of a City of Kindness website that would be presented at the November 13 City Council meeting.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF THE VICTIMS IN NEW YORK CITY AND THOSE IN SUTHERLAND SPRINGS, TEXAS.

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Joint Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment and discussed procedures for public speaking.

The following members of the audience addressed the City Council:

Megan Mitchell, Angel City Ferret Club, requested that the City Council agendize a discussion of a proclamation in support of ferret legalization; she discussed her quest for support to give credibility to the cause; reported support from the La Mesa City Council and efforts in areas where ferret owners are living; discussed work since 1988 to change the law that dates from the 1930s; noted discussions with Assembly Member Ridley Thomas; the difficulty of getting

sponsorship; and signatures and letters submitted in support of a Culver City proclamation.

City Council consensus was achieved to discuss the issue.

Tom Camarella questioned the need for assault weapons and large magazines, and he requested a motion against them; discussed the request for a 60-day extension for feedback on the draft EIR for the IOF; reported speaking to scores of people who were not aware of the public meetings; and he discussed the inadequacy of the surety bonds.

Andrew Dove asked for support for a proclamation in favor of legalizing ferrets, and for a 60-day extension for the public comment period on the draft EIR for the IOF.

Erin Green thanked the City for the recent community meetings; submitted signatures of Culver City residents who want to see a 60-day extension of the draft EIR for the IOF; and she questioned whether the county had released their health report.

Council Member Sahli-Wells indicated that the health study requested by Los Angeles from the county on the effects of urban oil drilling and setbacks would be posted on the City website once it is available, and she noted the importance of seeing the study before finalizing comments.

Dr. Janet Hoult noted that this is the time of year that candidates state their intention and she read a poem about elected officials.

Jordan Liu asserted that the IOF regulations would have a significant impact on the public health of residents in the City and noted the importance of a 60-day extension of the public comment period.

Suzanne DeBenedittis commented that kindness is built on respect; discussed respect for the will of the people and the democratic process; noted the many people in the City who have asked for a 60-day extension; the need for comprehensive data checking and input from the brain trust in the City; she discussed Council Member integrity; and she asked the City Council to support a 60-day extension of the public comment period for the draft EIR.

Chieh-Ru Chu read a letter on behalf of School Board Member Kelly Kent requesting a 60-day extension, noting that she also supported the extension of the public comment period for the draft EIR.

Myrna Weber, President of the Senior Citizens Association, referenced comments made by Rich Waters at the previous City Council meeting noting that he was not a designated representative; discussed authorized representatives; expressed gratitude for the help received from the City; and she discussed unresolved issues with the patio.

Kay Heineman rebuked statements made at the previous City Council meeting regarding a lack of support for the Senior Center; she discussed the relationship between the City and the Senior Center Association; and she noted that the Association did not feel pressure from the City to provide money.

Barbara Silverstein thanked the Fire Department and staff for the revitalization of the Vial of Life Program.

Council Member Sahli-Wells thanked Ms. Silverstein for her work on the program.

Brett Barker noted that he had recently become aware of the draft EIR process; he expressed support for a 60-day extension of the comment period for the draft EIR noting the large amount of information available; he indicated his focus on water contamination; felt it important to wait for the release of the Health Study from Los Angeles; and he wanted more time to research what is going on.

Mayor Cooper expressed appreciation for Mr. Barker's recent involvement and that of others in the community, noting that the process had been going on for many years.

Rick Tuttle noted overwhelming support for the extension; discussed the Brown Act; the complexity of the documents; important language; and he felt it was the most important issue faced by the City.

Aura Walker asked the City Council to support the Community Choice Energy Program for clean energy jobs in the City.

Council Member Sahli-Wells reported that Community Choice Aggregation is item A-5 on the agenda, copies of which were available at the back of Council Chambers.

Alex Fisch, Committee on Homelessness, reported that Culver City had been awarded a grant to develop a new homelessness plan to replace the previous plan that is over 10 years old.

Michelle Weiner received clarification that Council Member Clarke had not made up his mind to vote against the 60-day extension to the public comment period for the draft EIR; she discussed the process of examining the EIR; the Serious Fire Hazard Designation; water issues; and she requested more time to consider the document.

Terry Silberman provided background on herself; expressed concern with drilling and related activities in the IOF; reported attending the community meeting; discussed the technical nature of the document; the need for more time to review, analyze and comment; reported that some community members were just finding out about the process; and she requested a 60-day extension on the public comment period.

Seven McDonald discussed clear recommendations in the 2015 release of the California Council of Science and Technology (CCST) report including buffer zones and ground water; asked that the City Council review the report before the deadline; and she questioned what exact extraction methods and chemicals were being suggested.

Discussion ensued between staff and Council Members regarding origins and accessibility of the CCST report, and appreciation for the comments received but clarification that comments would not be part of the public record unless they were put in writing and submitted during the public review period.

Jeremy Green, City Clerk, read written comments submitted by:

Khana Lacewell
Michael Hirsch

Mayor Cooper clarified that the buildings referenced in comments submitted were located in Los Angeles.

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Order of the Agenda

Receipt and Filing of Correspondence was done after Item A-2.

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Consent Calendar

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 AND C-4.

Item C-1

CC:HA:SA - Meeting Minutes

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON OCTOBER 23, 2017.

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Item C-4
(Out of Sequence)

CC:SA:PA:HA - Adoption of a Joint Resolution Approving a Debt Management Policy and Disclosure Policies and Procedures

THAT THE CITY COUNCIL, SUCCESSOR AGENCY BOARD, PARKING AUTHORITY BOARD, AND HOUSING AUTHORITY BOARD: ADOPT THE PROPOSED RESOLUTION APPROVING A DEBT MANAGEMENT POLICY AND DISCLOSURE POLICIES AND PROCEDURES.

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Item C-2

CC - (1) Approval of a Five-Year Agreement with Commercial Cleaning Systems to Provide Citywide Janitorial Services at City Facilities in the Amounts of \$603,690 (Year 1); \$646,548 (Year 2); \$695,258 (Year 3); \$743,975 (Year 4); and \$792,718 (Year 5); and Event Service Workers as Needed at the Hourly Rates of \$21.10 (Year 1); \$22.66 (Year 2); \$24.44 (Year 3); \$26.22 (Year 4); and \$28.00 (Year 5); and (2) Approve the Necessary Budget Amendment to Cover the Additional Cost

Needed for Event Service Workers (A Budget Amendment requires a 4/5th Vote)

Council Member Eriksson received clarification on the selection process.

Discussion ensued between staff and Council Members regarding the need for more detail in the staff report; inclusion of a bid for pressure washing; and the potential for the price to be slightly lower.

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR AGREEMENT WITH COMMERCIAL CLEANING SYSTEMS TO PROVIDE CITYWIDE JANITORIAL SERVICES IN THE AMOUNTS OF \$603,690 (YEAR 1), 646,548 (YEAR 2), 695,258 (YEAR 3), \$743,975 (YEAR 4), AND \$792,718 (YEAR 5); AND EVENT SERVICE WORKERS AS NEEDED AT THE HOURLY RATES OF \$21.10 (YEAR 1); \$22.66 (YEAR 2); \$24.44 (YEAR 3); \$26.22 (YEAR 4); AND \$28.00 (YEAR 5); AND,
2. APPROVAL OF A BUDGET AMENDMENT IN THE AMOUNT OF \$100,000 TO ACCOUNT 10130110.619800 FROM THE GENERAL FUND UNAPPROPRIATED RESERVE (REQUIRES A FOUR-FIFTHS VOTE); 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-3

CC - (1) Authorization to Renew an Enterprise License Agreement with the Microsoft Corporation through CDWG, LLC or any approved Large Account Reseller (LAR) for PC Operating Systems, Office 365 Cloud Software, Client Access Licenses, and Server Licenses for a Term Not-to-Exceed Five Years in the Amount of \$189,537.75 Per Year; and (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement in an Additional Amount of \$15,000 Per Year for the Term of the Agreement for Unanticipated Costs

Council Member Sahli-Wells recused herself from the item and

exited the dais.

MOVED BY COUNCIL MEMBER CLARKE AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL:

1. APPROVE RENEWING THE MICROSOFT ENTERPRISE LICENSE AGREEMENT FOR A TERM NOT-TO-EXCEED FIVE YEARS WITH A BASE EXPENDITURE EACH YEAR OF \$189,537.75 (ELECTRONIC DELIVERY WILL NOT IMPOSE TAX) THROUGH CDWG, LLC OR ANY APPROVED LARGE ACCOUNT RESELLER; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT OF \$15,000 PER YEAR FOR THE TERM OF THE AGREEMENT FOR UNANTICIPATED 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, ERIKSSON, SMALL
NOES: NONE
RECUSED: SAHLI-WELLS

Council Member Sahli-Wells returned to the dais.

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Action Items

Item A-1

SA - Adoption of a Resolution Approving a Form of Preliminary Official Statement in Connection with the Sale and Delivery of Tax Allocation Refunding Bonds; Confirming Actions Previously Taken, Including Approval of a Form of Purchase Contract; Making Certain Determinations Relating Thereto; and Authorizing Certain Other Actions in Connection Therewith

Jeff Muir, Chief Financial Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the proposed School Board parcel tax; appreciation for the explanation on the refinancing; and the savings spread out to the entities in the City.

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

MOVED BY VICE MAYOR SMALL, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD: ADOPT THE PROPOSED RESOLUTION APPROVING A FORM OF PRELIMINARY OFFICIAL STATEMENT IN CONNECTION WITH THE SALE AND DELIVERY OF TAX ALLOCATION REFUNDING BONDS; CONFIRMING ACTIONS PREVIOUSLY TAKEN, INCLUDING APPROVAL OF A FORM OF PURCHASE CONTRACT; MAKING CERTAIN DETERMINATIONS RELATING THERETO; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

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Item A-2

CC - (1) Approval of Proposed Charter Amendment Language and Ballot Measure Language for Inclusion on the April 10, 2018 General Municipal Election; and (2) Direction to the City Clerk, as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding letting the voters decide the date; the vote on whether to consolidate the elections; advisory measures; pros and cons of having a vote on the Charter amendment and then voting on the date; printing costs; increased costs with adding advisory measures; the special consolidated election with the county; the amount of information put in the ballot; the variable nature of the costs; and additional costs associated with stand-alone elections.

Mayor Cooper invited public participation.

The following members of the audience addressed the City Council:

Tom Camarella discussed past consideration of the matter by the Charter Review Committee; the intent to increase voter

turnout and lower costs; previous limitations from the County of Los Angeles that are no longer an issue; and he expressed support for increased turnout, cost savings and efficiency.

Dr. David Haake echoed comments made by Tom Camarella; received clarification on typical voter turnout in the City; and he expressed support for consolidation.

Carlene Brown discussed participation in the democratic process; expressed support for consolidation to improve voter turnout; discussed historical shifts currently underway; and the importance of strengthening local democracy through consolidation of local elections.

Michelle Weiner felt consolidation would make democracy stronger and engage more people; discussed the importance of bringing the advisory measures in front of the people; asserted that reasons expressed for postponing the consolidation were embarrassing; and she wanted the people to be able to decide.

Steven Gourley discussed local government elected at a local election, not overwhelmed by national elections; he expressed opposition to consolidation; felt the focus should be on local issues; discussed mailed in ballots; engaged citizens; and he indicated that he wanted to write the argument against.

David Voncannon expressed concern with the potential impact of consolidation on Culver City elections; felt that the charm of Culver City is being separate; noted concern with the interference of the state in local affairs and state control of the operation of City management; and he felt there were many things to do to help voter turnout beyond consolidation.

Paul Jacobs felt that consolidation would be detrimental to non-partisan local government; expressed concern with sending a message of support for consolidation of non-partisan elections with general elections; discussed partisan issues; alternatives; seeking a legal determination of whether there is a state-wide interest that overrides the City Charter; expressed concern with losing the opportunity to have a dialogue on local issues; and he felt that the important issue deserved more than two minutes to address.

Jeremy Green, City Clerk, read written comments from:

Doris Levy
Deborah Meyers
Michael Hirsch

Discussion ensued between staff and Council Members regarding frequency and number of elections; low turnout; voter fatigue; an observation that those against consolidation are those most involved in the elections; additional work for candidates in a consolidated election; ensuring maximum voter turnout; encouraging people to vote; a feeling that multiple elections are confusing; overwhelming support for tax measure CW during a national election; high propensity voters; the importance of diversity and representation; the successful consolidation in Santa Monica 20 years ago; the importance of letting the voters decide; the Culver City voter education campaign; the strategic goal of increasing voter turnout; ensuring that voters are informed; the rights of Charter cities; determining leadership in cities; the SB 451 requirement to have a plan in place by the end of 2017 and to be in compliance by 2022; the number of people participating in municipal elections; increased participation with consolidation; down-ballot voting; people who take the time to vote in municipal elections; exploring significant ways to increase informed voter turnout in municipal elections; a pilot program being launched for all mailed out ballots; early voting stations; ballot drop off locations; weekend voting; the proposed charter amendment; support for putting something on the ballot; timing of placing the item on the ballot; voter involvement; concern with the state taking power away from the City; charter cities; self-determination; the opinion of the Attorney General; whether to join Whittier in their efforts to challenge the opinion; prioritizing points on the issue; the fluctuation in voter turnout in Capo d'Orlando, Italy; the importance of voter education; affects to the quality of life achieved in local elections; fighting issues at the state level; the Accessory Dwelling Unit (ADU) issue; allowing voters to weigh in on what they want and when they want it; confusion on the reason for postponing consolidation to 2022; increased attention from more voters with consolidation; voter apathy; special interests pouring money into local politics; an assertion that residents vote on the issues; consequences of non-compliance; targeting high propensity voters; providing information and awareness to all voters; communication with multi-family housing; encouraging diversity among candidates; clarification that everyone gets sample ballots; candidate responsibility; civic

organizations; increased costs to candidates with consolidated elections; women serving on the School Board; moving the election date to the weekend; challenging the state; adopting charter language but leaving open when to apply it; working on a plan to move forward with the charter amendment or wait and see what happens in Whittier; timing of decision making and elections; whether to approve the language but not determine when the item would move forward; clarifying the City plan to consolidate the election by 2022; identifying ballot language; concern with voting on half an item without knowing the full picture; and providing a clear picture to residents.

Council Member Clarke moved to table the item to the next meeting.

Additional discussion ensued between staff and Council Members regarding crafting a plan that satisfies the majority of the City Council; clarifying direction to staff on options to be considered by the City Council; intent to put the item on the April 18, 2018 ballot; additional time allowed for a plan; the issue of when the item is going on the ballot; and delaying the matter past April to see what happens in Whittier.

Council Member Sahli-Wells moved to place an item on the November, 2018 ballot:

- 1) Shall Section 1500 of the Culver City Charter be amended to change the date of the City's General Municipal Election for City Council Members, from April of even-numbered years to the date of the statewide general election, currently held in November of even-numbered years, in accordance with the California Voters Participation Rights Act?
- 2) Advisory Measure 1: If the above Measure is approved and the City's general municipal elections are to be held on the date of the statewide general election, currently held in November of even-numbered years, shall the City implement that change for elections beginning in 2020?
- 3) Advisory Measure 2: If the above Measure is approved and the City's general municipal elections are to be held on the date of the statewide general election, currently held in November of even-numbered years, shall the City implement that change for elections beginning in 2022?

Additional discussion ensued between staff and Council Members regarding the recent election with four ballot measures, and placing the item on a November ballot rather than April to achieve a higher turnout.

Vice Mayor Small seconded the motion.

Further discussion ensued between staff and Council Members regarding concern with the advisory classification of the options; relevance of the vote to advise the City Council as neither measure has to reach 51%; for and against arguments; clarity as to what a yes and a no vote means; guidance from the state as to what has to be included in the plan; the request for direction from staff; lobbying the legislator to have local issues moved up the ballot; waiting from April to November to gain information about the Whitter ruling; length of time for similar court cases; and clarification that a plan is just a plan, but nothing happens until an item is placed on the ballot.

MOVED BY COUNCIL MEMBER SAHLI-WELLS AND SECONDED BY VICE MAYOR SMALL THAT THE CITY COUNCIL TO PLACE AN ITEM ON THE NOVEMBER, 2018 BALLOT:

1) SHALL SECTION 1500 OF THE CULVER CITY CHARTER BE AMENDED TO CHANGE THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION FOR CITY COUNCIL MEMBERS, FROM APRIL OF EVEN-NUMBERED YEARS TO THE DATE OF THE STATEWIDE GENERAL ELECTION, CURRENTLY HELD IN NOVEMBER OF EVEN-NUMBERED YEARS, IN ACCORDANCE WITH THE CALIFORNIA VOTERS PARTICIPATION RIGHTS ACT?

2) ADVISORY MEASURE 1: IF THE ABOVE MEASURE IS APPROVED AND THE CITY'S GENERAL MUNICIPAL ELECTIONS ARE TO BE HELD ON THE DATE OF THE STATEWIDE GENERAL ELECTION, CURRENTLY HELD IN NOVEMBER OF EVEN-NUMBERED YEARS, SHALL THE CITY IMPLEMENT THAT CHANGE FOR ELECTIONS BEGINNING IN 2020?

3) ADVISORY MEASURE 2: IF THE ABOVE MEASURE IS APPROVED AND THE CITY'S GENERAL MUNICIPAL ELECTIONS ARE TO BE HELD ON THE DATE OF THE STATEWIDE GENERAL ELECTION, CURRENTLY HELD IN NOVEMBER OF EVEN-NUMBERED YEARS, SHALL THE CITY IMPLEMENT THAT CHANGE FOR ELECTIONS BEGINNING IN 2022?

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, SAHLI-WELLS, SMALL
NOES: COOPER, ERIKSSON

Additional discussion ensued between staff and Council Members regarding judicial determination language; staff agreement to provide sample language for the plan; the need to adopt the plan by resolution by the December 11, 2017 City Council meeting; and the vote on the resolution calling the election next summer.

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The following item was considered out of sequence:

Receipt and Filing of Correspondence

MOVED BY VICE MAYOR SMALL, SECONDED BY MAYOR COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

Jeremy Green, City Clerk, indicated that one item had been received for item A-1, one for item A-5, and three for item A-6.

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Item A-3

CC - Adoption of a Resolution Adopting an Updated City Council Policy Entitled Naming of City Property, Facilities and Events, as Recommended by the Ad Hoc City Council Policies Subcommittee

Serena Wright-Black, Administrative Services Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding best practices of various cities; the petition process; the notification process; the neighborhood map attached to the policy; different levels of recognition; and signage vs. designations.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Richard Chaskin urged the City Council not to change the waiting period from one year to two years for projects

currently under consideration, and he discussed the current application to honor Harold Cherness.

Carolyn Cherness reported following all the rules in the process and felt the application for Harold Cherness should be grandfathered in and she urged Culver City to do the right thing and not make them wait another six months.

Darryl Cherness discussed the process undertaken to name the area adjacent to the old Culver City Municipal Court and he felt that the application should be grandfathered in.

Amy Cherness wanted to see the request for signage held to the one year rule rather than the two year rule, and she discussed Harold Cherness' years of community service, noting that he was deserving of the signage.

Isabell Cherness urged the City Council to move forward in agendizing the naming of the area adjacent to the municipal courthouse the Harold I. Cherness Plaza as she felt he deserved recognition with no delay.

Rick Tuttle provided background on himself and on Harold Cherness; felt that the involvement of Mr. Cherness in civic affairs was on the same level as that of Syd Kronenthal; and he hoped that the City would handle the matter appropriately.

Gerald Sallus provided background on himself; recommended that the City Council agendize naming the plaza after Harry Cherness; discussed Judge Cherness; and he recommended not making the family wait for the recognition.

Steven Gourley echoed comments of previous speakers noting that Hal Cherness was an institution in the City; he provided background on Judge Cherness; and he asked that the application be grandfathered in.

Jeremy Green, City Clerk, read written comments submitted by:

Nancy Goldberg
Larry Cobb

Discussion ensued between staff and Council Members regarding the rationale for increasing the time period; making an objective decision; whether to honor someone for doing a job that they are paid to do; special contributions made throughout the City; multiple criteria; going above and

beyond; the subjective nature of the process; someone who has made a contribution to the community or of an extraordinary nature or substantial historic, cultural or civic significance; the limited number of places to name; support for the subcommittee recommendation; the proposed policy; significant donor contribution naming; the Kirk Douglas Theatre; the ability to change the policy; the current policy; setting structure; the ability to deny requests; putting in a clause for unusual circumstances; ongoing contributions; the 4/5ths vote threshold; internal inconsistencies; making an exception that a significant donor contributor does not have to be deceased; the petition process; and expenses involved with the process.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPTING AN UPDATED CITY COUNCIL POLICY ENTITLED NAMING OF CITY PROPERTY, FACILITIES AND EVENTS WITH MODIFICATION AS DISCUSSED TO CLARIFY LANGUAGE WITH REGARDS TO THE PETITION PROCESS TO INDICATE ONE RESIDENTIAL PROPERTY OWNER AND OWNER OR OPERATOR OF A BUSINESS PER PROPERTY, AND DELETE THE REFERENCE INDICATING THAT THE MAJOR CONTRIBUTOR HAS TO BE DECEASED.

Further discussion ensued between staff and Council Members regarding the request of the Cherness family to grandfather in their application, and clarification that Harold Cherness passed away in March, 2016.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL GRANDFATHER IN THE APPLICATION OF THE CHERNESS FAMILY IN REGARD TO THE TIME FRAME, BUT ALL OTHER CRITERIA MUST BE MET.

Further discussion ensued between staff and Council Members regarding City Council discretion; having the Cherness family proceed as though it is a two-year process; the level 3 designation; the petition process; and different designation levels.

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Item A-4

HA - Approval of an Amendment to the Amended and Restated Disposition, Development and Loan Agreement with Habitat for

**Humanity of Greater Los Angeles for the Development of 10
Ownership Affordable and Workforce Units**

Mayor Cooper invited public input.

No speakers came forward and no cards were received.

MOVED BY COUNCIL MEMBER SAHLI-WELLS, SECONDED BY VICE MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD: APPROVE THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES FOR THE DEVELOPMENT OF 10 AFFORDABLE AND WORKFORCE OWNERSHIP HOUSING UNITS.

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Item A-5

CC - (1) Receipt of a Progress Report on the County of Los Angeles Community Choice Energy Program, and an Update Related to Development of a Regional Community Choice Aggregation Organization, and (2) Consideration of Joining a Community Choice Aggregation (CCA) Organization to Provide Electricity Citywide and Direction to the City Manager as Deemed Appropriate

Jesse Mays, Assistant to the City Manager, provided a summary of the material of record, and he announced a public meeting at the Culver City Senior Center on November 16 hosted by the Los Angeles County Community Energy (LACCE) program with an overview of the program and input solicited on the formation of a community advisory committee.

Discussion ensued between staff and Council Members regarding the Joint Powers Authority (JPA) with Hermosa Beach and Pico Rivera; interest from the westside cities in forming a CCA; choosing a model; sustainable models; risks; economies of scale; ensuring that member cities have input; weighted voting; existing JPAs in the state; past experience with agreement to work things out; determination of the base rate that members would receive; and the opt out period for residents.

Council Member Sahli-Wells moved to adopt the staff recommendation. Council Member Eriksson seconded the motion.

Garry Gero, Los Angeles County Chief Sustainability Officer, discussed phasing; options for opting out; and short-term contracts for cities testing the program.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Jim Stewart, South Bay Clean Power, discussed their efforts to implement the model in Long Beach; requested that the City delay their decision to join LACCE; expressed concern with the lack of options for local power; discussed the need for incentives for local solar power on homes and businesses in the Los Angeles model; availability of options in the South Bay model; and comparability between Los Angeles and the South Bay.

Daryl Gayle discussed the lack of large buildings taking advantage of solar panels in Los Angeles and she wanted to see the City pick a community choice program that emphasizes local solar, benefitting the people, businesses and the environment.

Dr. David Haake, Sierra Club, discussed efforts to move from fossil fuels to renewable energy; he asked the City to create clear goals for participation in community choice energy; he provided a copy of the Sierra Club policy for goals in community choice programs; he noted the opportunity to explain to the public that the decision is about empowering people to create a new energy future; discussed the benefits of reducing the dependence on fossil fuels; and he asserted that community choice is about investment in local job training and creation, and that distributed renewable energy generation is the path forward for the financial health of cities and other electricity consumers.

Khin Khin Gyi outlined her reasons for supporting going with a community choice energy program, and she noted state requirements to reduce greenhouse gas emissions and to increase generation of electricity from eligible renewable resources.

Gary Gero discussed the lack of a plan for local solar and renewable distributed energy; noted that the governance would drive the policy; he discussed different phases and rates;

asserted that 75% of all energy delivered would be carbon-free energy; and he discussed projected rate decreases.

Discussion ensued between Council Members and Mr. Gero regarding identification of available areas in Los Angeles County; the potential for solar throughout the county; and the intent to site local solar.

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

1. RECEIVE AN UPDATE ON THE COUNTY OF LOS ANGELES COMMUNITY CHOICE ENERGY PROGRAM AND OTHER REGIONAL COMMUNITY CHOICE AGGREGATION DEVELOPMENTS; AND

A. DIRECT STAFF TO JOIN THE COUNTY'S LACCE PROGRAM BY RETURNING TO THE CITY COUNCIL AT A FUTURE DATE TO SEEK INTRODUCTION OF AN ENABLING ORDINANCE AUTHORIZING IMPLEMENTATION OF A CCA PROGRAM AND APPROVAL OF THE LACCE JPA PRIOR TO DECEMBER 27, 2017.

Council Member Sahli-Wells received clarification that the appointment would be made at the meeting of November 13.

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Item A-6

CC - (1) Receipt and Discussion of Final Report of Transit Oriented Development (T.O.D.) Visioning Study and Recommendations; and (2) Direction to the City Manager as Deemed Appropriate

David Alpaugh, Johnson Fain, thanked everyone involved in the process; provided a summary of the report; discussed the need for an action statement to go along with a vision statement; community engagement; availability of comments received; identification of issues; goals; creating a mobility framework; priorities; facilitating bike use and transit; recommendations; creating connections; barriers; transit only connections; surface solutions; diverting cars to the perimeter; deliberately dis-incentivizing traffic through Washington Boulevard; neighborhood protection measures; Complete Streets; TOD District policies; Transportation Demand Management (TDM) policies; implementation strategies; actions; and a time frame.

Discussion ensued between staff and Council Members regarding costs involved in implementation; external funding opportunities; sources to be approached; long term projects; multi-jurisdictional projects; opportunities with mutual interests; first mile/last mile connections; micro-transit systems; routing cars around the City; the Cumulus project; concern that the plan would discourage residents while making it easier for pass through traffic; improving mobility by facilitating alternate modes of transportation; significant traffic slowing measures; turning limitations; reducing the posted speed limit; and simple measures to facilitate the movement of traffic on Washington Boulevard.

Mayor Cooper invited public input.

The following members of the audience addressed the City Council:

Beth Lane expressed appreciation for recent meetings with the Rancho Higuera Neighborhood Association, staff, Council Members and Johnson Fain, and she discussed putting something in place before there are more fatalities.

Jim Suhr expressed support for the outlined goals and policy direction; felt the Culver Studio project would be an active partner with the neighbors; expressed concern with some of the diagrams in the staff report; and he discussed raised intersections on Ince.

Ken Mand discussed the original impetus for the TOD study; asked the City Council to direct staff to move forward with the easily implementable items including adding narrowed, brightly painted crosswalks on Washington Boulevard east of National and at Higuera, reassessing parking minimums in the TOD, implementation of a TDM program for all new development, moving forward with the Expo downtown protected bike lane on the south side of Washington, reconfiguring the current Expo bike lane, authorizing studies to slow down traffic on Washington Boulevard, and providing no blocking of intersections signage; and he discussed longer term items including reconfiguration and expansion of the TOD boundaries, adjusting lanes on Washington to achieve goals of the study, the parking lanes, wayfinding and electric billboards.

Dylan Gottlieb reported joining the Rancho Higuera Association because it was too hard to walk around; noted

that traffic is the number one concern in the neighborhood; discussed traffic volume; he asked the City to move forward with traffic mitigations; and he expressed concern with issues raised by Culver Studio about raised crosswalks.

Alex Fisch discussed support of the partnership with Culver Studios from the neighborhood association; the jobs/housing imbalance; economic vitality; traffic issues; speed; he wanted to see TDM options explored and neighborhood protections; he discussed Non-Motorized Pubic Transport (NMPT); other aspects of the Ten Point Plan; and he wanted to see partnership with Culver Studios in funding the downtown/Expo Bike connector with a protected bikeway connecting to the Ballona Creek bike path.

Holly Connors thanked everyone involved in the process noting that it had brought people together, and she just wanted to see her neighborhood be safe.

Georgie Montgomery reported being run over near Washington Boulevard a month ago; discussed his business on Washington Boulevard and his home in Rancho Higuera; felt there was a great opportunity to build a world class system of transportation in the City; discussed the lack of street lighting in the Hayden Tract; walking from the train to the Hayden Tract; speeding and traffic issues; he noted that it was counterintuitive to take out a lane of traffic but it would move traffic somewhere else; discussed expenses related to maintaining major thoroughfares; the ability of the City to make changes and impact an area in the middle of Los Angeles; and he expressed support for the bridge into the Hayden Tract and reducing the bandwidth to make things better for pedestrians and bikes.

Jeremy Green, City Clerk, read written comments submitted by:

Donna LeBlanc

Responding to inquiry, David Alpaugh clarified that the 10 points submitted by the Rancho Higuera Neighborhood Association are all included in the recommendations in the TOD Visioning Study.

Discussion ensued between staff and Council Members regarding determining how to move forward; prioritization; the game plan; staff recommendations; continuing the ad hoc subcommittee with monthly scheduled meetings and a report

back to the City Council; transitioning from outreach and study into implementation smoothly and quickly; how to address traffic feeding into the area; control of afternoon traffic; pedestrian safety; policy recommendations; safety as the number one priority; creative solutions; short-term, effective interventions; the need for developments to pay into the transit fund; the boom cycle; key developments; long-term planning; the inherent disconnect between adding parking and not facilitating cars; and continued communication, dialogue and deep community engagement.

Additional discussion ensued between staff, Council Members and David Alpaugh regarding health issues related to dedicated bike lanes; separating bike lanes from heavily trafficked thoroughfares; the idiosyncratic nature of the streets; the intent of Complete Streets to reduce the number of vehicles on the street; encouraging connections to Ballona Creek and the Metro Bike Path as the longer trip bike paths; making interior neighborhood streets more bike friendly; concern with fine particulate matter; lower speed limits in other countries; taking into account the quality of the neighborhoods; the public transportation system; taking all modes of transportation into account; place making; positive economic impacts; the difficulty of comparing Culver City, which is surrounded by Los Angeles, with other cities; concern with reducing car lanes; the Vision Zero program; addressing cut-through traffic; license plate readers; maintaining the website; the key components: outreach, innovation and experience; the need for a cultural change; the implementation phase; gratitude to all involved in the process; grants; funding; new businesses that want to participate and assist monetarily with transportation ideas; additional items to discuss with the subcommittee; and the importance of outreach and broader participation.

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Public Comment - Items Not on the Agenda

Mayor Cooper invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Adjournment

There being no further business, at 12:46 a.m., Tuesday, November 7, 2017, the City Council adjourned in memory of those who perished in the attacks in Sutherland Springs, Texas and New York City to November 13, 2017.

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Jeremy Green
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council
Culver City, California

November 6, 2017

JEFFREY COOPER
MAYOR of Culver City, California