

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

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

November 9, 2015  
6:00 p.m.

**Call to Order & Roll Call**

Mayor O'Leary called the meeting of the Housing Authority Board to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

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

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

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**Closed Session**

The Housing Authority Board recessed to Closed Session to consider the following item:

**CS-1** HA - Conference with Real Property Negotiators

Re: 4043 Irving Place

Housing Authority Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, Housing Authority Special Counsel

Other Parties Negotiators: 4043 Irving Place Investors, LLC.  
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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**Reconvene**

Mayor O'Leary reconvened the Housing Authority Board and called the City Council and Successor Agency Board meeting to order at 7:00 p.m. with all Council Members present.

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**Report on Action Taken in Closed Session**

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

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**Invocation/Pledge of Allegiance**

The Invocation was given by City Manager John Nachbar and the Pledge of Allegiance was led by Paul Taylor.

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**Presentations**

Item P-1

**Presentation of Certificates of Recognition to the Participants in the El Marino Language Exchange Program**

Mayor O'Leary presented certificates of recognition to the 32 participants in the El Marino Language Exchange Program.

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Item P-2

**Presentation of a Proclamation Designating November 14-22, 2015 as National Hunger and Homelessness Awareness Week**

Paul Taylor, Committee on Homelessness, expressed appreciation for the recognition; encouraged everyone to work towards a community where no one has to experience hunger or homelessness; announced the upcoming Homeless Count in

January 2016; discussed previous counts; increasing numbers; volunteers; donated refreshments; and he asked that the City Council consider an agenda item authorizing the Committee on Homelessness to solicit volunteers for the upcoming Homeless Count in January 2016.

Mayor O'Leary presented a proclamation designating November 14-22, 2015 as National Hunger and Homelessness Awareness Week.

Martin Cole, Assistant City Manager/City Clerk, indicated that, hearing no objection, the requested item would be placed on the December 14, 2015 City Council agenda.

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Item P-3

**Presentation of a Certificate of Recognition to Family Self Sufficiency Program Graduate Samantha Johnson**

Mayor O'Leary presented a certificate of recognition to Family Self Sufficiency Program graduate Samantha Johnson.

Samantha Johnson thanked the City for the honor and staff for guidance; she introduced her daughter; and she expressed sincere appreciation for the assistance offered by the program.

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Item P-4

**Presentation of a Proclamation in Honor of Veterans Day 2015**

Council Member Clarke invited veterans and spouses to join him as he presented a proclamation in honor of Veterans Day 2015.

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Item P-5

**Presentation of a Proclamation Designating November 13, 2015 as World Pancreatic Cancer Day**

Council Member Sahli-Wells presented a proclamation designating November 13, 2015 as World Pancreatic Cancer Day.

Michael Timmerman discussed raising awareness; survival rates; patient support; Pancreatic Cancer Action Network; funding research; early detection; clinical trials; education; the goal of doubling the survival rate by 2020; and he thanked the City for the recognition.

Jan Healing reported that information was available from the City Clerk, and she thanked the City for the proclamation.

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

Mayor O'Leary reported that purple ribbons were the symbol for pancreatic cancer awareness, and he discussed homelessness, veterans, and Post Traumatic Stress Disorder.

Council Member Clarke reported attending the National League of Cities Conference with Mayor O'Leary, and he received consensus to direct the City Manager to place on a future City Council agenda a discussion item regarding the zoning and regulation of hookah lounges and vapor shops.

Council Member Sahli-Wells discussed homeless people living under the Ballona Creek bridge, and she requested that authority be provided to the City Manager to investigate help to relocate them due to concerns raised by the impending El Nino storms.

Discussion ensued between staff and Council Members regarding planning already in progress by the Fire Chief and the inherent authority of the City Manager.

Council Member Sahli-Wells announced a joint meeting with the Planning Commission regarding the issue of mansionization on November 16; Walk with a Doc on November 21 in Veterans Park; and a performance by Donna Sternberg and Dancers with poets Suzanne Lummis and Colm O'Riain on November 13-14 at the Ivy Substation.

MOVED BY COUNCIL MEMBER COOPER, SECONDED BY COUNCIL MEMBER SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT WHEN THIS

MEETING IS ADJOURNED THAT IT BE ADJOURNED IN MEMORY OF  
GEORGE BARRIS.

Mayor O'Leary announced the Volunteer Income Tax Assistance (VITA) program by the California State Board of Equalization with information available on the City website; he discussed the Earned Income Tax Credit program and unclaimed state funds; and he requested City Council consensus to issue a proclamation at the next meeting to raise awareness.

(Note from the City Clerk: Such proclamation will be presented to the City Council in February, 2016 consistent with similar presentations made in prior years.)

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

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Dr. Tom Williams, Citizens Coalition for a Safe Community, requested an extension of the comment period for the initial study for the Specific Plan of the Inglewood Oil Field to November 25 so that the community could provide alternatives to the proposed project.

Deborah Weinrauch expressed concern with ongoing problems with the oil field and the potential dangers of additional oil wells; her recent cancer diagnosis and surgery; the experiences of her neighbors; air quality in the vicinity of her home; the Air Quality Management District; and she requested a comprehensive health study be taken as part of the Environmental Impact Report.

Dr. Janet Hault, Honorary Artist Laureate, discussed the recognition of Veterans Day; veterans in her family; and the recent Culver City Unified School District Board of Education election.

John Ryman discussed issues with residents being thrown out of their homes for Airbnbs; short term rentals; and he requested an investigation of the legality of the issue.

Martin Cole, Assistant City Manager/City Clerk reported that the issue would be returning before the City Council in January.

Dr. Suzanne Debeneditis discussed the oil company request for the creation of additional oil wells in the City; questioned how residents could assist the City in the health study to assess impacts of the proposed oil production; she discussed the initial City study indicating significant adverse effects to sensitive receptors; documented studies; the Baldwin Hills EIR; excess cases of cancer; she indicated that she would provide materials to the City Council; discussed the findings of the California Council of Science and Technology; and she suggested requesting assistance from Congresswoman Karen Bass.

Alyssa Huang, Culver City High School student, requested that a health study be performed before granting permits for additional oil fields, and she discussed the death of her mother from cancer a few months ago.

Mark Herscovitz introduced his daughter who shared her experiences with noise created by overflights.

Sarah Herscovitz reported being woken up at night by airplane noise and distractions from airplane noise at school.

Mayor O'Leary indicated that the City was working to address noise issues created by the changes in flight patterns over the City.

Deanna Newell discussed the Quiet Skies issue; City Council support; she announced steps to increase awareness of the issue; meeting with the School District; impacts to students; data collection; the assistance of Congresswoman Karen Bass; evaluating noise levels of cities with the FAA; she asked City staff and Council Members to attend the upcoming meeting with Congresswoman Bass; and she requested periodic updates on what is being done and how residents can assist in the effort.

Council Member Clarke reported attending a Round Table at the National League of Cities conference with the National Organization to Insure Sound Controlled Environment; a

meeting scheduled in Washington D.C. on the issue; and he discussed other cities also being impacted.

Council Member Sahli-Wells discussed notification and information available on the City website.

Alison Trapnell, a third grade student at Farragut Elementary School, reported noise issues with planes flying overhead at school.

Ken Palmer expressed concern with declining property values due to increased noise levels caused by lower flight paths, and he encouraged people to visit [culvercityforquietskies.org](http://culvercityforquietskies.org) for additional information.

Rebecca Rona-Tuttle discussed the prospect of 100 additional new oil wells; the baseline cancer risk in the vicinity of the Inglewood Oil Field; excess cancer cases in the area; other health issues associated with proximity to the Oil Field; and she requested a rigorous EIR process.

David Boucher asked for help regarding LAX overflight noise issues.

Josef Zimmerman expressed support for the reduction of flights over the community; expressed concern with increased noise; and negative effects of the noise to school and home life.

Alex Oana discussed increased noise; the intensity of the noise; rattling windows; other audio professionals working from home; sound disturbances; effects to production companies; the lower flight paths; and he expressed concern with decreased property values.

Discussion ensued between Council Members and Mr. Oana regarding accurate sound measurements; the frequency of exceeding the 65 decibel noise level; and informal measurements vs. a formal noise study.

Mayor O'Leary questioned changes to ambient air quality over schools when planes fly over; requested sound testing to gauge what is happening; and he wanted to gather empirical data to enhance the case of the City.

Council Member Sahli-Wells received City Council consensus to direct the City Manager to place a discussion of this subject on a future agenda.

Rick Tuttle discussed the request for 100 new oil wells; questioned how many oil wells exist at present; discussed quantitative changes that can lead to qualitative changes; impacts to the City; the proportion of wells being added overall vs. the proportion being added in Culver City; the risk of explosion; and he asked that aging pipelines be looked at.

Discussion ensued between staff and Council Members regarding the number of wells currently located in Culver City; how many of the new wells would be located in the City; the number of wells reported vs. the number indicated in the records; producing wells; injection wells; different classifications of wells; and types of new wells.

Scott Morchower expressed concern with increased noise levels due to changes in flight patterns over the City; concern with affects to schools; he encouraged everyone to attend the Culver City Open House with Congresswoman Karen Bass on November 22; and he discussed the Quiet Skies caucus in Congress.

Discussion ensued between staff and Council Members regarding communication with the School Board; the upcoming School Board meeting; the ability to support pending legislation; the process; criticism of the FAA by Congress for not implementing NextGen faster; and the lack of an advocate in Congress.

Additional discussion ensued between staff and Council Members regarding the timeline for the process going forward for the oil fields; opportunities for public input; the deadline for public comment on the NOP; the Public Hearing in front of the City Council; extending the public comment period for the NOP; the project description; comments that are more appropriate for the EIR document; whether an extension is useful at this point; incorporating a more comprehensive health study; the EIR process; and Brown Act issues.

Kristin Starbird, BonTerra Psomas, discussed their work on the EIR; the Health Risk Assessment to support the EIR;



baseline conditions; assessment of the increased operations in terms of cancer risk; and toxic air contaminants.

Additional discussion ensued between staff and Council Members regarding a consent item on the agenda on services provided by BonTerra Psomas; delegating to the subcommittee; and the amendment to the contract regarding preparing the EIR.

Mayor O'Leary discussed his experiences with overflight noise at his home.

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### **Receipt and Filing of Correspondence**

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence had been received before 4:00 p.m. with regard to Items A-1 and A-2 with copies provided to the City Council and made part of the official City record.

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### **Consent Calendar**

Item C-4  
(Out of Sequence)

**CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) Approval of Amendment to the Existing Professional Services Agreement with BonTerra Psomas in an Amount Not-to-Exceed \$141,239 for Environmental Consulting Services for the Preparation of the Environmental Impact Report for the Inglewood Oil Field Specific Plan Project; and (2) Approval of a Related Budget Amendment**

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Tom Williams, Citizens Coalition for a Safe Community recommended continuing the item until initial comments

are evaluated; he noted fundamental issues; expressed concern with a specific plan for five individual areas; the removal of housing from the EIR process though the area is residential; housing densities in the City; and he suggested that the scope could need to be expanded.

Discussion ensued between staff and Council Members regarding caution that there was not an agenda item to revise the timeline; opportunities to put comments in writing that can be examined as part of the comment period; encouragement to Dr. Williams to submit comments to the Project Manager by November 13; clarification that the initial study is a preliminary assessment of what is going to be in the EIR; feedback from the public as to what they want to see; and appreciation to the public for their input.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BONTERRA PSOMAS FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE INGLEWOOD OIL FIELD SPECIFIC PLAN PROJECT IN AN AMOUNT NOT-TO-EXCEED \$141,239; AND,
2. APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING \$141,239 FROM THE GENERAL FUND TO THE COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION - OTHER CONTRACTUAL SERVICES (10150200.619800) ACCOUNT (FOUR-FIFTHS VOTE REQUIRED); 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  
(Out of Sequence)

**CC - Approval of an Agreement with Shine Walk, LLC in an Amount Not-to-Exceed \$79,425 for the Period January 1, 2016 Through June 30, 2017, with an Option to Extend the Agreement for an Additional One Year Period (to June 30, 2018) for the**

**Additional Amount Not-to-Exceed \$53,850, to Provide Cleaning Services in the Downtown Parking Structures and at City Hall**

Council Member Sahli-Wells discussed dust that had accumulated on the lighting infrastructure for the Ince Parking lot and she questioned whether annual cleaning of the ceiling areas could be possible.

Discussion ensued between staff and Council Members regarding coordination with the Public Works department; maintenance; the revenue neutral designation; whether parking structures are permitted to be profitable; restraints and restrictions; funding sources; and staff agreement to provide additional information.

THAT THE CITY COUNCIL:

1. APPROVE A PERSONAL SERVICES AGREEMENT WITH SHINE WALK, LLC, IN AN AMOUNT NOT TO EXCEED \$79,425 FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2017, WITH AN OPTION TO EXTEND THE AGREEMENT FOR AN ADDITIONAL ONE YEAR PERIOD (TO JUNE 30, 2018) FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$53,850, TO PROVIDE CLEANING AND MAINTENANCE SERVICES IN THE THREE DOWNTOWN PARKING STRUCTURES, CITY HALL PARKING LEVEL ONE, AND THE CITY HALL COURTYARD; 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-6  
(Out of Sequence)

**CC - Adoption of a Resolution Approving an Encroachment Agreement with AT&T for Fiber Optic Telecommunication Cable in the Public Right-of-Way Adjacent to 3221 Hutchison Avenue**

Council Member Sahli-Wells indicated the need to recuse herself from the item as she holds AT&T stock and she exited the dais.

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

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH AT&T FOR 207 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3221 HUTCHISON AVENUE; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Sahli-Wells returned to the dais.

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Item C-8  
(Out of Sequence)

**CC - Approval of an Agreement with Ron's Maintenance, Inc. for a Term Ending on June 30, 2018 in an Amount Not-to-Exceed \$147,228 for Citywide Storm Drain Catch Basin Cleaning and Inspections, PZ-497**

Mayor O'Leary expressed concern with odors in the Downtown area.

Discussion ensued between staff and Mayor O'Leary regarding the nature of the contract; County jurisdiction; expansion of services; conducting an inspection; and preparations for El Nino.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH RON'S MAINTENANCE, INC. FOR A TERM ENDING ON JUNE 30, 2018 IN AN AMOUNT NOT-TO-EXCEED \$147,228 TO CLEAN AND INSPECT ALL STORM DRAIN CATCH BASINS CITYWIDE; 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-10  
(Out of Sequence)

**CC - Authorization to Purchase Networking Equipment and Cisco SmartNet Maintenance Through SIGMANet in an Amount Not-to-Exceed \$39,567.08**

Mayor O'Leary requested clarification regarding pricing.

Discussion ensued between staff and Mayor O'Leary regarding going through an authorized reseller; manufacturer support and warranty; the component; maintenance; additional items included in the cost; the end of life announcement; and the end of software updates.

THAT THE CITY COUNCIL:

1. AUTHORIZE THE PURCHASE OF A CISCO 4510 CONCENTRATOR AND RELATED NETWORK HARDWARE AND MAINTENANCE FOR \$39,567.08; 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  
(Out of Sequence)

**CC - Approval of an Agreement with Decorator's Place Corp. in an Aggregate Amount Not-to-Exceed \$63,480.00 (\$55,200.00 Base Contract and \$8,280.00 in Change Order Authority) to Replace the Flooring on the Second Floor of the Police Department**

Mayor O'Leary asked about the need to update Police

Department facilities.

Discussion ensued between staff and Council Members regarding age of the structure; various issues that arise; maintenance; plumbing; big ticket items to prepare for; the server room project; safety hazards; developing a long-term strategy; agendizing an item regarding the infrastructure of City buildings; hiring a consultant; and allowing staff time to create a preliminary analysis.

THAT THE CITY COUNCIL:

- 1) APPROVE AN AGREEMENT WITH DECORATOR'S PLACE CORP. IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$63,480.00 (\$55,200.00 BASE CONTRACT AND \$8,280.00 IN CHANGE ORDER AUTHORITY) TO REPLACE THE FLOORING ON THE SECOND FLOOR OF THE POLICE DEPARTMENT; AND,
- 2) AUTHORIZE THE POLICE CHIEF TO APPROVE CHANGE ORDERS UP TO \$8,280.00; 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  
(Out of Sequence)

**CC - Adoption of Resolutions (1) Calling for the Holding of a General Municipal Election to be Held on Tuesday, April 12, 2016 for the Election of Certain Officers as Required by the City Charter of the City of Culver City; and (2) Requesting the Board of Supervisors of the County of Los Angeles to Render Specified Services to the City Related to the Conduct of Said Election**

Mayor O'Leary received clarification that the item would have to be voted on by the Board of Supervisors and he requested he be present for the vote.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION CALLING FOR THE HOLDING OF A GENERAL

MUNICIPAL ELECTION TO BE HELD ON TUESDAY, APRIL 12, 2016 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE CITY CHARTER OF THE CITY OF CULVER CITY; AND,

2. ADOPT A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION.

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Item C-13

**CC - Approval of Professional Services Agreements with:  
(1) Turbo Data Systems, Inc. for a Term Ending June 30, 2020 in an Amount Not-to-Exceed \$276,100 (\$251,000 Base Contract and \$25,100 in Change Order Authority) to Provide a Cloud-Based Residential Permit Parking Program Management System; and (2) Tannery Creek Systems for a Term Ending June 30, 2020 in and Amount Not-to-Exceed \$268,400 (\$244,000 Base Contract and \$24,400 in Change Order Authority) to Provide an Electronic Chalking System for Parking Enforcement Vehicles for Automated Parking Enforcement**

Council Member Clarke requested a brief overview on the item to improve automation of the permit and improvements to enforcement.

Staff provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding costs for the technology; increased enforcement; recoupment of costs; the experiences of other cities; complaints received; efficiency; area coverage; automatic violation detection; license plate readers and privacy concerns; efficiency and emissions of parking enforcement vehicles; changing the way parking enforcement works in the City; resident concern with increased ticketing; adding information to the signage to indicate that TurboData is being used; changes to all the signs in the City; the online permitting system; increasing public awareness for the changes; the current permit cycle; and changes to the street sweeping schedule.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TURBO

DATA SYSTEMS, INC., FOR A TERM ENDING JUNE 30, 2020, IN AN AMOUNT NOT-TO-EXCEED \$75,000 FOR THE FIRST YEAR AND AN AMOUNT NOT-TO-EXCEED \$44,000 FOR EACH OF YEARS TWO THROUGH FIVE, (FOR A TOTAL OF \$276,100: \$251,000 BASE CONTRACT AND \$25,100 IN CHANGE ORDER AUTHORITY) FOR A CLOUD-BASED RESIDENTIAL PERMIT PARKING PROGRAM MANAGEMENT SYSTEM, PROCESSING OF RESIDENTIAL PARKING PERMITS, AND RELATED SERVICES; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS FOR AN AMOUNT NOT-TO-EXCEED \$7,500 DURING THE FIRST YEAR OF THE AGREEMENT AND AN AMOUNT NOT-TO-EXCEED \$4,400 EACH OF YEARS TWO THROUGH FIVE (10% OF THE RESPECTIVE YEARS OF THE AGREEMENT); AND,

3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH TANNERY CREEK SYSTEMS, INC., FOR A TERM ENDING JUNE 30, 2020, IN AN AMOUNT NOT-TO-EXCEED \$124,000 FOR THE FIRST YEAR AND AN AMOUNT NOT TO EXCEED \$30,000 FOR EACH OF YEARS TWO THROUGH FIVE (FOR A TOTAL AMOUNT OF \$268,400: \$244,000 BASE CONTRACT AND \$24,400 IN CHANGE ORDER AUTHORITY), FOR AN ELECTRONIC CHALKING SYSTEM FOR TWO PARKING ENFORCEMENT VEHICLES TO CONDUCT AUTOMATED PARKING ENFORCEMENT, AND RELATED SERVICES; AND,

4. AUTHORIZE THE CHIEF OF POLICE TO APPROVE CHANGE ORDERS FOR AN AMOUNT NOT-TO-EXCEED \$12,400 DURING THE FIRST YEAR OF THE AGREEMENT AND AN AMOUNT NOT-TO-EXCEED \$3,000 FOR EACH OF YEARS TWO THROUGH FIVE (10% OF THE RESPECTIVE YEARS OF THE AGREEMENT); AND,

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

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

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Item C-1  
(Out of Sequence)

**CC:HA:SA - CITY COUNCIL/HOUSING AUTHORITY BOARD/SUCCESSOR  
AGENCY BOARD ITEM: Cash Disbursements for October 17, 2015  
- October 30, 2015**



THAT THE CITY COUNCIL/HOUSING AUTHORITY BOARD/SUCCESSOR  
AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR OCTOBER 17, 2015  
- OCTOBER 30, 2015.

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Item C-2

**CC:HA:SA CITY COUNCIL/HOUSING AUTHORITY BOARD/SUCCESSOR  
AGENCY BOARD ITEM: Meeting Minutes**

THAT THE CITY COUNCIL/HOUSING AUTHORITY BOARD/SUCCESSOR  
AGENCY BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF  
OCTOBER 26, 2015.

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Item C-5  
(Out of Sequence)

**CC - (1) Acceptance of Work Performed by Malibu Pacific  
Tennis Courts, Inc.; (2) Authorization to File a Notice of  
Completion; and, (3) Authorization to Release the Retention  
Payment in the Amount of \$2,309.15 after the Expiration of  
the 35-Day Lien Period, for the Citywide Bicycle Parking  
Project, PF-001**

THAT THE CITY COUNCIL:

1. ACCEPT THE WORK PERFORMED BY MALIBU PACIFIC TENNIS  
COURTS, INC., FOR THE CONSTRUCTION OF THE CITYWIDE BICYCLE  
PARKING PROJECT, PF-001; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO  
EXECUTE THE NOTICE OF COMPLETION AND SUBMIT IT TO THE LOS  
ANGELES COUNTY RECORDER'S OFFICE; AND,

3. AUTHORIZE THE CITY MANAGER TO RELEASE \$2,309.15 IN  
RETENTION TO MALIBU PACIFIC TENNIS COURTS, INC. AFTER THE  
EXPIRATION OF THE 35-DAY LIEN PERIOD.

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Item C-7  
(Out of Sequence)

**CC - Adoption of a Resolution Approving an Encroachment**

**Agreement with Sunesys for Fiber Optic Telecommunication Cable in the Public Right-of-Way on Jefferson Boulevard near Leahy Street**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH SUNESYS FOR 94 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ON JEFFERSON BOULEVARD APPROXIMATELY 127 FEET EAST OF THE CENTER-LINE OF LEAHY STREET; 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-9  
(Out of Sequence)

**CC - Adoption of a Resolution Approving an Encroachment Agreement with Time Warner Cable for Fiber Optic Telecommunication Cable in the Public Right-of-Way Adjacent to 3828 Delmas Terrace**

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT WITH TIME WARNER FOR 169 LINEAR FEET OF PROPOSED FIBER OPTIC TELECOMMUNICATION CABLE IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 3828 DELMAS TERRACE; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-14  
(Out of Sequence)

**CC - Adoption of a Resolution Immediately Withdrawing the City from the Los Angeles Regional Interoperable Communications System Authority Pursuant to Section 5.01 of the Los Angeles Regional Interoperable Communications System Authority Joint Powers Agreement**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION IMMEDIATELY WITHDRAWING THE CITY FROM THE LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY PURSUANT TO SECTION 5.01 OF THE LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY JOINT POWERS AGREEMENT.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER SAHLI-WELLS, AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT ITEMS C-1 THROUGH C-5 AND C-7 THROUGH C-14.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**CC - FOUR-FIFTHS VOTE REQUIREMENT: 1) Receive and File the Categorical Exemption Report Prepared for the City of Culver City Municipal Fiber Network Project, and Determine that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines; 2) Authorize the Chief Financial Officer to Establish the Municipal Fiber Network Enterprise Fund; 3) Authorize a Construction Loan (in a Not-to-Exceed Amount of \$10,000,000) and a Working Capital Loan (in a Not-to-Exceed Amount of \$1,500,000) from the General Fund to the Municipal Fiber Network Enterprise Fund; 4) Approve a Related Budget Amendment Appropriating \$10,265,000 from the General Fund; 5) Approve a Consultant Agreement with MOX Networks, LLC to Provide Consulting Services for the Design and Development of the Municipal Fiber Network; and, 6) Authorize the City Manager to Initiate and Conclude Negotiations and Execute e Related Additional Agreements for the Operation, Maintenance, and Ongoing Planning and Business Development of the Municipal Fiber Network Project**

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Kevin Lachoff, Culver City Chamber of Commerce, discussed feedback from business leaders; economic incentive in the City; the former Redevelopment Agency; benefits from the proposed fiber network; and support of the Chamber for the project.

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

1. RECEIVE AND FILE THE CATEGORICAL EXEMPTION REPORT PREPARED BY CHAMBERS GROUP FOR THE CITY OF CULVER CITY MUNICIPAL FIBER NETWORK PROJECT (NETWORK PROJECT) AND, BASED ON THE CATEGORICAL EXEMPTION REPORT, DETERMINE THAT THE NETWORK PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO FOUR CATEGORICAL EXEMPTIONS SET FORTH IN CEQA GUIDELINES SECTIONS 15304 (MINOR ALTERATIONS TO LAND), 15301 (EXISTING FACILITIES), 15302 (REPLACEMENT OR RECONSTRUCTION), AND 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND IS NOT SUBJECT TO ANY EXCEPTIONS THERETO SET FORTH IN STATE CEQA GUIDELINES SECTION 15300.2; AND,
2. AUTHORIZE THE CHIEF FINANCIAL OFFICER TO ESTABLISH THE MUNICIPAL FIBER NETWORK FUND - FUND 205 TO ACCOUNT FOR THE REVENUE AND EXPENSES DIRECTLY RELATED TO THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, PLANNING, AND BUSINESS DEVELOPMENT OF THE PROPOSED NETWORK; AND,
3. AUTHORIZE A \$10,000,000 CONSTRUCTION LOAN FROM THE GENERAL FUND RESERVE (UNASSIGNED FUND BALANCE) TO THE MUNICIPAL FIBER NETWORK ENTERPRISE FUND UNDER THE TERMS CONTAINED IN THIS STAFF REPORT; AND,
4. AUTHORIZE UP TO A \$1,500,000 WORKING CAPITAL LOAN FROM THE GENERAL FUND RESERVE (UNASSIGNED FUND BALANCE) TO THE MUNICIPAL FIBER NETWORK ENTERPRISE FUND UNDER THE TERMS CONTAINED IN THIS STAFF REPORT; AND,
5. APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$10,265,000 INTO THE MUNICIPAL FIBER NETWORK ENTERPRISE FUND (MOTION REQUIRES FOUR-FIFTHS VOTE); AND,

6. APPROVE A CONSULTANT AGREEMENT WITH MOX NETWORKS, LLC TO DESIGN AND DEVELOP THE PROPOSED CITY OF CULVER CITY MUNICIPAL FIBER NETWORK; AND,

7. AUTHORIZE THE CITY MANAGER TO ENTER INTO AND CONCLUDE NEGOTIATIONS AND EXECUTE ON BEHALF OF THE CITY ALL OTHER AGREEMENTS REFERENCED IN THE CONSULTANT AGREEMENT FOR THE OPERATION, MAINTENANCE, AND ONGOING PLANNING AND BUSINESS DEVELOPMENT OF THE NETWORK; AND,

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

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

Council Member Clarke expressed hope that Culver City would win the National League of Cities Award for Fiber Optic Innovation Technology.

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Item A-2

**CC - Conduct a Public Meeting Pursuant to Section 54954.6 of the Government Code Regarding the Proposed New Assessment Related to the Establishment of the Culver City Arts District Business Improvement District**

Mayor O'Leary invited public comment.

The following member of the audience addressed the City Council:

Noah Baylin reported operating a business in the City and being part of the committee that developed the workplan for the BID; he discussed efforts put into the item; problems that the district is facing; revitalization; and he indicated that he was available to answer any questions.

Martin Cole, Assistant City Manager/City Clerk, reported that the official public hearing on December 14 would be held to actually consider forming the district, and he discussed public notice.

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: RECEIVE AND FILE PUBLIC TESTIMONY RELATED TO THE ESTABLISHMENT OF THE PROPOSED CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT.

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Item A-3

**CC - (1) Review and Approval of the Downtown Culver City Business Improvement District Advisory Board's Annual Work Program and Budget, and (2) Adoption of a Resolution of Intention to Conduct a Public Hearing on December 14, 2015 to Consider Levy of the Downtown Business Improvement District Assessment for 2016**

Vice Mayor Weissman recused himself from the item as he is part of the Business Improvement District, and he exited the dais.

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding appreciation that Centennial activities were included in the workplan; the stagnant water issue behind the theatre; cleanliness around the trash compactors; achieving compliance from certain businesses; odors around the area in front of School District offices; increasing complaints; and partnerships.

MOVED BY COUNCIL MEMBER COOPER AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL:

1. APPROVE THE BID ADVISORY BOARD'S 2016 ANNUAL REPORT AS FILED WITH THE CITY CLERK; AND,
2. ADOPT A RESOLUTION OF INTENTION SETTING DECEMBER 14, 2015, AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE CONTINUATION OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2016.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Weissman returned to the dais.

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Item A-4

**CC - Receive and File a Progress Report Presented by Michael Baker International on the Multi-Jurisdictional Hazard Mitigation Plan for the City of Culver City and the Culver City Unified School District**

Staff provided a summary of the material of record.

Darla Baker, Michael Baker International, provided a presentation on their progress to develop the City/CCUSD's Multi-Jurisdictional Hazard Mitigation Plan.

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward

Discussion ensued between the speaker, Council Members and staff regarding the current status of the mitigation plan; overflights over schools; natural disasters vs. man-made disasters; geological conditions; tsunami areas; and the City/School District Liaison Committee.

MOVED BY VICE MAYOR WEISSMAN, SECONDED BY COUNCIL MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: RECEIVE AND FILE A PRESENTATION BY MBI ON THEIR PROGRESS TO DEVELOP THE CITY/CCUSD'S MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.

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

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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**Items from the City Council**

Mayor O'Leary provided a document from the State Board of Equalization to staff; read information regarding the accomplishments of Samantha Johnson on her graduation from the Family Self Sufficiency Program noting that he had neglected to read it earlier in the meeting; and he received City Council agreement that the scheduled meeting of January 11, 2016 be moved to January 4, 2016.

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**Adjournment**

There being no further business, at 10:09 p.m., the City Council, Housing Authority Board and Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting in memory of George Barris.

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



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MICHEÁL O'LEARY

MAYOR of Culver City, California and CHAIR of the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board.