



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
D. SCOTT MALSIN, Vice Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING

Monday, November 14, 2011

PUBLIC COMMENT: At the times provided on the Agenda, the City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the City Council, the City Clerk requests you complete a Request to Speaker and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Request to Speaker is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Request to Speak to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMMODATION: City Council meetings are regularly scheduled for the first, second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA

City Council

REGULAR MEETING

Monday, November 14, 2011
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O'Leary
Vice Mayor D. Scott Malsin
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:30 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- CS-1.** Conference with Real Property Negotiators
Re: 11042-11056 West Washington Boulevard
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director, Tevis Barnes, Housing Administrator and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Los Angeles Housing Partnership, Inc., and Tilden Terrace, L.P.
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8
- CS-2.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – 2 Matters
Pursuant to Government Code Section 54956.9(c)
- CS-3.** Conference with Legal Counsel – Existing Litigation
Re: Varga, Sandy v. City of Culver City
Case No. CV10-6578-JHN (FFMX)
Pursuant to Government Code Section 54956.9(a)

- CS-4.** Conference with Legal Counsel – Existing Litigation
Re: Damien Davis v. City of Culver City
L.A.S.C. Case No. SC110955
Pursuant to Government Code Section 54956.9(a)
- CS-5.** Conference with Real Property Negotiators
Re: 8511 Warner Drive and 8550 Higuera Street
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Conjunctive Points Warner Development (Samitaur Constructs) and Hackman Capital
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

- P-1.** A Presentation of Certificates to Visitors from Culver City Sister City Iksan City, South Korea.
- P-2.** A Presentation to the City Council from Southern California Edison.

COMMUNITY ANNOUNCEMENTS BY CITY COUNCIL MEMBERS/INFORMATION ITEMS FROM STAFF

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and

may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- JC-1. [Award of a Contract to Padilla Paving to Construct a Public Parking Lot on City-Owned Property at 12601 Washington Boulevard.](#)
FOR BOTH THE CITY COUNCIL AND AGENCY BOARD: Award contract, authorize the City Manager/Executive Director to approve change orders, authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents, and authorize the City Manager/Executive Director to execute such documents.
- JC-2. [\(1\) Waiver of a Minor Error in the Bid Submitted by Damon Inc., \(2\) Award of a Construction Contract to Damon Inc. for the Veterans Memorial Building Renovations and \(3\) Award of Contract to American Seating Company to Install Fixed Seats in the Lower Level of the Veterans Memorial Building Auditorium for the Veterans Memorial Building Renovation Project P-876.](#)
FOR BOTH THE CITY COUNCIL AND AGENCY BOARD: Waive a minor error in the bid submitted by Damon Inc.; award of a construction contract to Damon Inc., for the Veterans Memorial Building Renovations in an amount of \$146,454.00; authorize the Public Works Director and the Parks, Recreation, and Community Services Director to expend an additional \$25,000 for unforeseen contingencies or additional project enhancements if funding is available; award a contract to American Seating Company of Grand Rapids, Michigan to provide and install 451 fixed seats in the lower level of the Veterans Memorial Building Auditorium in an amount of \$180,188.03; authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- C-1. [Approval of minutes for the Regular Meeting of October 10, 2011, the Special Meeting of October 24, 2011 and the Regular Meeting of October 24, 2011.](#)
Approve minutes.
- C-2. [Cash Disbursements for October 15, 2011 - November 4, 2011.](#)
Approve disbursements.
- C-3. [Acceptance of Work Performed by Gold Arc, Inc. \(dba Pasco Doors\) for the Veteran's Memorial Park Facilities Americans with Disabilities Act Door Improvement Project \(Community Development Block Grant Project #601317-10\) and Authorization of Release of Retention After Expiration of 35-Day Lien Period.](#)
Accept the work performed by the contractor, Gold Arc, Inc. (dba Pasco Doors), for the Veteran's Memorial Park Facilities Americans with Disabilities Act Door Improvement Project (Community Development Block Grant Project #601317-10); authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's Office for recordation; and authorize the release of \$4,336.60 to Gold Arc, Inc. (dba Pasco Doors) following expiration of the 35-day lien period.
- C-4. [Approval of a Professional Services Agreement with ESRI \(Redlands, CA\) to Support the City's Enterprise Geographical Information Systems \(GIS\) Program.](#)

Approve a Professional Services Agreement with ESRI in an amount not to exceed \$38,500 for one year of ESRI's software maintenance; authorize the Chief Information Officer to issue the annual maintenance payment each year to ESRI (Redlands, CA) for an additional three years unless the respective software support is deemed unnecessary; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

- C-5. [Approval of a Professional Services Agreement with CelPlan, Inc. for the Jail Surveillance System Upgrade Project to the Police Department.](#)
Approve a professional services agreement with CelPlan, Inc. in an amount not to exceed \$132,000 for the installation of a security camera system and upgrade in the Police Department, authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.
- C-6. [\(1\) Reject Bids submitted by Rafael 26 Construction, Inc. and Araghi Corporation; and \(2\) Award a Construction Contract to Hoffman Management and Construction Corporation for the Construction of Fire Station #1 Exterior Staircase Reconstruction Project, P-931.](#)
Reject the bids submitted by Rafael 26 Construction, Inc. and Araghi Corporation due to its bids being non-responsive; award a contract to Hoffman Management and Construction Corporation for the Fire Station #1 Exterior Staircase Reconstruction Project, P-931, in the amount of \$ 52,857.75, based on its base bid; authorize the Public Works Director/City Engineer to approve change orders in an amount not-to-exceed \$ 12,412.25, if necessary; authorize the City Attorney to review/prepare the necessary documents; and, authorize the City Manager to execute such documents on behalf of the City.
- C-7. [Reject All Bids for the Construction of Sewer Main Lining Rehabilitation Project \(Phase II\), P-906 & Lining of Abandoned 10" Force Main on Braddock Dr., P-984.](#)
Reject all bids submitted for the construction of Sewer Main Lining Rehabilitation Project (Phase II), P-906 & Lining of Abandoned 10" Force Main on Braddock Dr., P-984.
- C-8. [Adoption of a Resolution Approving a Four \(4\) Year Memorandum of Understanding with the Culver City Police Management Group for the Period of January 1, 2012 through December 31, 2015.](#)
Adopt resolution.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

ACTION ITEMS

- A-1. [\(1\) 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 Intent to Levy the Downtown Business Improvement District Assessment for 2012.](#)
Approve BID Advisory Board's 2012 Work Plan and Budget and adopt resolution.

PUBLIC COMMENT - Items NOT On The Agenda (continued)

ITEMS FROM CITY COUNCIL MEMBERS

Note: At this time, City Council Members may: (1) make individual comments on matters not on the agenda, (2) request the City Manager to report back to the City Council concerning a particular matter, (3) provide brief reports on official travel taken since the last City Council meeting or other activities, or (3) provide direction to the City Manager to place items on a

future agenda for consideration by the City Council.

ADJOURN

Note: At this time, the City Council shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the City Council shall be held at the date and time and in the place specified in the agenda posted for that meeting.

**Next City Council Meeting
December 05, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule — November 2011

Date	Day	Time	Location
City Council			
<i>November – 7</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>November – 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>November - 7</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>November – 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks, Recreation, and Community Services Commission			
<i>November – 1</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>November – 8</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>November – 9</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>November –2</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City’s Website: www.culvercity.org.