



Mike Balkman  
Council Chambers  
9770 Culver Blvd.  
Culver City, CA 90232  
(310) 253-5851



Mayor Yasmine-Imani McMorrin  
Vice Mayor Dan O'Brien  
Member Goran Eriksson  
Member Freddy Puza  
Member Albert Vera

## City Council Meeting Agenda

**Regular Meeting of the City Council,  
Successor Agency to the Culver City  
Redevelopment Agency Board, Culver City  
Parking Authority, Redevelopment Financing  
Authority, and Culver City Housing Authority  
Board**

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**7:00 PM**

**Monday, June 24, 2024**

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### **MEETING INFORMATION AND ACCOMMODATION:**

Complete information on how to attend and participate in a City meeting and provide public comment can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

In addition to attending meetings in person, meetings may be viewed 1) live online at [www.culvercity.org/meetings](http://www.culvercity.org/meetings) by clicking on the "In Progress" link, 2) via [YouTube.com/c/CityofCulverCityGov](https://www.youtube.com/c/CityofCulverCityGov), or 3) via the Webex meeting link at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at [www.culvercity.org/agendas](http://www.culvercity.org/agendas).

City Council meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

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 via email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

### **PUBLIC COMMENT:**

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 specific meeting body. City Council cannot legally take action

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Recognitions - 6:30 PM  
Regular Session - 7:00 PM

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on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

Go to [www.culvercity.org/agendas](http://www.culvercity.org/agendas) for complete information on how to provide written and oral comments.

**WRITTEN COMMENTS:** Please provide comments via eComment at [www.culvercity.org/meetings](http://www.culvercity.org/meetings). Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Or email comments to [public.comment@culvercity.org](mailto:public.comment@culvercity.org). Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official record through a motion to receive and file correspondence. Please be advised, written comments **WILL NOT** be read aloud during the meeting.

**ORAL COMMENTS:** Speakers must register to speak online at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. Speakers will be called in chronological order, based on when they registered. At the start of each agenda item, staff will read aloud the names of those who have requested to speak on an agenda item. Requests to speak must be received before the start of the public comment period for that agenda item or will not be considered. A QR code will be available for those wishing to sign up once they arrive to the meeting. Requests to speak will no longer be accepted through Webex chat, only by completing the online form. Those without internet should contact 310.253.5851 for help signing up to speak in advance or by speaking to staff upon arrival to the meeting room.

**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. The

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presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

**AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:**

The Agenda, staff reports and attachments are available online at [www.culvercity.org/agendas](http://www.culvercity.org/agendas). 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 contacting the City Clerk's Office at City Hall via phone at (310) 253-5851 or email at [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org).

**NOTE: AT OR ABOUT 11:00 P.M., 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.**

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**CALL TO ORDER & ROLL CALL**

**CLOSED SESSION - 6:00 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 matter(s):

- CS-1. [24-1199](#) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
RE: SIGNIFICANT EXPOSURE TO LITIGATION (2 ITEMS)  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1. [24-1191](#) CC - PRESENTATION OF THE 2024 THIRD ANNUAL INNOVATION AND PERFORMANCE AWARDS, CREATED BY THE FINANCE ADVISORY COMMITTEE, TO RECOGNIZE NINE CULVER CITY STAFF MEMBERS FOR THEIR FISCAL YEAR 2023-2024 PROJECTS THAT MAKE LIFE BETTER IN CULVER CITY.**
- R-2. [24-1213](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING JUNE 2024 AS GUN VIOLENCE AWARENESS MONTH.**
- R-3. [24-1180](#) CC - RECOGNITION OF BRIDGID COULTER CHEADLE AND THE BLACKBIRD COLLECTIVE ON ITS 5TH ANNIVERSARY AS A CULVER CITY BUSINESS.**

**REGULAR SESSION - 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**REPORT ON ACTION TAKEN IN CLOSED SESSION**

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**COMMUNITY ANNOUNCEMENTS BY MEMBERS/UPDATES FROM  
COMMISSION, BOARDS AND/OR COMMITTEES/INFORMATION ITEMS FROM  
STAFF**

Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

- I-1. [24-1214](#) **CC - UPDATE ON HOMELESSNESS EMERGENCY INCLUDING PROJECT HOMEKEY, SAFE CAMPING, AND OTHER HOUSING PROGRAMS (THIS UPDATE IS MADE PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE SECTION 8630(C) REQUIRING A PERIODIC REVIEW OF THE LOCAL EMERGENCY).**

**PRESENTATIONS TO CITY COUNCIL**

- P-1. [24-1215](#) **CC - PRESENTATION BY THE CULVER CITY POLICE DEPARTMENT REGARDING GUN SAFETY IN CULVER CITY.**

**JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)**

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 be submitted to 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 comment may be up to three minutes in length.

**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 sent to

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public.comment@culvercity.org) on subjects not appearing on the agenda that were received by the City Clerk's Office. Comments received in writing up to four hours before the meeting's regular session start time on the meeting date will be distributed to the City Council Members and become part of the official record of the meeting.

## ORDER OF THE AGENDA

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

## CONSENT CALENDAR

Note: 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 are called by the presiding officer. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), or because a public comment card(s) has been filed with the City Clerk, may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

C-1. [24-1196](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JUNE 1, 2024 TO JUNE 14, 2024.

**Attachments:** [Final Cash Disbursements for City Council - 240624.pdf](#)

C-2. [24-1212](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 10, 2024.

**Attachments:** [2024-06-10 CCCC Draft Minutes.pdf](#)

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C-3. [24-1035](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION TO INCLUDE GREEN VALLEY CIRCLE BETWEEN SEPULVEDA BOULEVARD AND CENTINELA AVENUE ON THE LIST OF PROJECTS TO BE FUNDED BY THE 2017 ROAD REPAIR AND REHABILITATION ACT'S ROAD MAINTENANCE AND REHABILITATION ACCOUNT FOR FISCAL YEAR 2024-2025.

**Attachments:** [2024-06-24-ATT-CC-Resolution FY 24-25 SB 1 Funded Projects.pdf](#)

C-4. [24-1098](#) CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR THE CITY YARD HVAC REPLACEMENT PROJECT.

**Attachments:** [2024\\_06\\_24 ATT1 -- City Yard Plans and Specifications.pdf](#)

C-5. [24-1137](#) CC - CONSENT ITEM - (1) AWARD OF CONSTRUCTION CONTRACT TO PALP, INC DBA EXCEL PAVING IN THE AMOUNT OF \$128,500 FOR THE 2024 FOX HILLS NEIGHBORHOOD TRAFFIC CALMING PROJECT PHASE 1A, PZ923; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR OR DESIGNEE TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$32,125 TO COVER CONTINGENCY COSTS (25%).

C-6. [24-1140](#) CC - CONSENT ITEM: (1) APPROVAL OF A THREE-YEAR GENERAL SERVICES AGREEMENT WITH RON'S MAINTENANCE, INC. FOR THE TRANSFER STATION URBAN RUNOFF DIVERSION SYSTEM CLEANING SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$55,000 ANNUALLY; AND (2) AUTHORIZATION TO THE CITY MANAGER TO EXERCISE OPTIONS TO EXTEND THE AGREEMENT TWO ADDITIONAL ONE-YEAR PERIODS.

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- C-7. [24-1141](#) CC - CONSENT ITEM: (1) WAIVER OF COMPETITIVE BIDDING REQUIREMENTS, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND (2) APPROVAL OF AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH FLEMING ENVIRONMENTAL, INC. FOR UNDERGROUND STORAGE TANK (UST) OPERATOR SERVICES AND ENVIRONMENTAL COMPLIANCE TESTING AT CITY FUEL SITES TO EXTEND THE AGREEMENT THROUGH FISCAL YEARS 2024-2025 AND 2025-2026 IN AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$180,000.
- C-8. [24-1142](#) HA - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH METROPOLITAN PROPERTY MANAGEMENT, LLC FOR PROPERTY MANAGEMENT SERVICES FOR THE NINE-UNIT AFFORDABLE HOUSING COMPLEX LOCATED AT 4031 JACKSON AVENUE, CULVER CITY, CA 90232 IN AN AMOUNT NOT-TO-EXCEED 15% OF GROSS RENTAL PROCEEDS PLUS REIMBURSEMENT FOR COST OF REPAIRS DURING THE TIME OF PERFORMANCE FROM JULY 1, 2024, THROUGH JUNE 30, 2027.
- C-9. [24-1143](#) CC:HA - CONSENT ITEM: APPROVE ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF CHILDREN AND FAMILY SERVICES TO PROVIDE SUPPORTIVE SERVICES AND CASE MANAGEMENT SERVICES TO PARTICIPANTS IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOSTER YOUTH TO INDEPENDENCE RENTAL ASSISTANCE VOUCHER PROGRAM.



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C-10. [24-1157](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE MASTER AGREEMENT WITH ASSETWORKS INC. IN AN AMOUNT NOT-TO-EXCEED \$75,000 FOR BUSINESS PROCESS TRAINING AND INVENTORY DATA CONSULTING SERVICES FOR THE CITY'S FLEET MAINTENANCE WAREHOUSE.

C-11. [24-1171](#) CC - CONSENT ITEM: RECEIPT AND FILING OF MEASURE CC AND MEASURE C SALES TAX STATUS REPORTS (FY 2023-2024, SECOND QUARTER) AND REAL PROPERTY TRANSFER TAX STATUS REPORT (FY 2023-2024, THIRD QUARTER), AS APPROVED BY THE FINANCE ADVISORY COMMITTEE.

**Attachments:** [2024\\_06\\_24 ATT 1 - Measure CC & C Status Report FY 24 Q2.pdf](#)  
[2024\\_6\\_24 ATT 2 - Real Property Transfer Tax Q3 FY 23-24.pdf](#)

C-12. [24-1177](#) CC - CONSENT ITEM: (1) APPROVAL OF A PURCHASE ORDER WITH SOUTH COAST EMERGENCY VEHICLES FOR THE REPAIR OF CULVER CITY FIRE DEPARTMENT PARAMEDIC RESCUE VEHICLE IN THE AMOUNT OF \$47,600; (2) APPROVAL OF PURCHASE ORDERS WITH SOUTH COAST EMERGENCY VEHICLES IN A TOTAL AMOUNT NOT-TO-EXCEED \$150,000 DURING FISCAL YEAR 2023-2024; AND (3) APPROVAL OF A BLANKET PURCHASE ORDER WITH SOUTH COAST EMERGENCY VEHICLES IN AN AMOUNT NOT-TO-EXCEED \$100,000 PER FISCAL YEAR FOR FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2027-2028.

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- C-13. [24-1189](#) CC - CONSENT ITEM: 1) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH TWO ONE-YEAR RENEWAL OPTIONS WITH ALLIANT INSURANCE SERVICES AS THE EMPLOYEE BENEFITS INSURANCE BROKER OF RECORD AND FOR BENEFITS CONSULTING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$85,000 FOR FISCAL YEAR 2024-2025 WITH AN ANNUAL INCREASE OF NO MORE THAN 5%; AND 2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$85,000 FROM THE SELF INSURANCE FUND.

**Attachments:** [RFP 2515 - EMPLOYEE BENEFITS BOR CONSULTANT-Final.pdf](#)

- C-14. [24-1203](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION RATIFYING PREVIOUSLY APPROVED AND ADOPTED SALARY SCHEDULES FOR CITY EMPLOYEES FOR FISCAL YEARS 2019-2020 THROUGH 2023-2024 IN ACCORDANCE WITH CALPERS' DIRECTIVE.

**Attachments:** [2024-06-24 ATT Resolution Ratifying Salary Schedules for Fiscal Years 2019-2020 through 2023-2024.pdf](#)

## PUBLIC HEARINGS AND ACTION ITEMS

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

## ACTION ITEMS

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- A-1. [24-1067](#) CC - ACTION ITEM: (1) ADOPTION OF A RESOLUTION CALLING A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY OF CULVER CITY ON TUESDAY, NOVEMBER 5, 2024 TO ELECT THREE COUNCIL MEMBERS TO THE CITY COUNCIL, EACH FOR A FULL TERM OF FOUR YEARS; AND (2) ADOPTION OF A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION, AND TO RENDER FULL ELECTION SERVICES TO THE CITY RELATED TO THE CONDUCT OF SAID ELECTION.

**Attachments:** [2024-06-24 – ATT 1 Resolution 2007-R068 Candidate Statement Costs.pdf](#)  
[2024-06-24 – ATT 2 Resolution Calling the November 5, 2024 Election.pdf](#)  
[2024-06-24 – ATT 3 Resolution Requesting County Election Services.pdf](#)

- A-2. [24-1193](#) CC - ACTION ITEM: APPOINTMENTS TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE AND CONSIDERATION OF LAX AREA ADVISORY COMMITTEE TERM LENGTH FOR ONE APPOINTEE.

**Attachments:** [2024-06-24 – ATT 1 CC Policy 3002 Commissions, Boards and Committees 05-10-2021 \(2\).pdf](#)  
[2024-06-24 – ATT 2 2024-02-12 RESO 2024-R012 - Approving Bylaws - Bicycle and Pedestrian Advisory Committee.pdf](#)

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- A-3. [24-1144](#) CC - ACTION ITEM: APPROVAL OF AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH URBAN ALCHEMY IN AN AMOUNT NOT TO EXCEED \$4,432,636 FOR THE TIME OF PERFORMANCE FROM JULY 1, 2024 THROUGH JUNE 30, 2025 FOR: (1) CONTINUATION AS THE LEAD OPERATOR AND SERVICE PROVIDER FOR WELLNESS VILLAGE (SAFE SLEEP); (2) EXPANDED EVENING AND WEEKEND HOMELESS OUTREACH SERVICES THROUGH THE COMMUNITY, ENGAGEMENT AND OUTREACH TEAM; AND (3) PROVISION OF 24-HOUR/7-DAY A WEEK SUPPORTIVE SERVICE AND CARE AS A PART OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM, INCLUDING A PILOT SAFE PARKING PROGRAM.
- A-4. [24-912](#) CC - ACTION ITEM: DISCUSSION OF CITY COUNCIL AGENDA ITEM TRACKING, TIMELINES, AND SCHEDULING, AND DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [24-912 Att 1 CC Policy 3204 Agendizing Items for Discussion.pdf](#)  
[24-912 Att 2 Responses from Other Cities.pdf](#)  
[24-912 Att 3 WeHo Fiscal Impact Report for Meeting on 24-06-24.pdf](#)

- A-5. [24-1080](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION REGARDING PROVIDING CHILDCARE AT CITY COUNCIL, COMMISSION, BOARD, AND COMMITTEE MEETINGS.

**PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)**

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

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**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**