



City Hall
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851



Mayor Jeffrey Cooper
Vice Mayor Thomas Small
Council Member Jim B. Clarke
Council Member Goran Eriksson
Council Member Meghan Sahli-Wells

City Council Meeting Agenda

Special Meeting

Mike Balkman Council Chambers

5:30 PM

Monday, November 6, 2017

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 Speaker's Card 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 Speaker's Card 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 Speaker's Card 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. The 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:

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.

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 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, on Channel 37 by Verizon FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fios/tv/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. The Council Chambers is now equipped with a hearing loop system. Hearing aid wearers with a "T" (telecoil) setting can now hear PA sound broadcast directly through their hearing aids. Others desiring hearing assistance may check out a portable receiver and headset.

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.

CALL TO ORDER & ROLL CALL:

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. [18-0461](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 10858 CULVER BOULEVARD
CITY NEGOTIATORS: JOHN NACHBAR, CITY
MANAGER; SOL BLUMENFELD, COMMUNITY
DEVELOPMENT DIRECTOR; 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
- CS-2. [18-0465](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 4044-4068 GLOBE AVENUE
AGENCY 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 AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

- CS-3. [18-0472](#) 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 FIRE
FIGHTERS ASSOCIATION; CULVER CITY POLICE
MANAGEMENT GROUP; CULVER CITY FIRE
MANAGEMENT ASSOCIATION;
PURSUANT TO GOVERNMENT CODE SECTION 54957.6

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [18-0462](#) PRESENTATION OF A CERTIFICATE OF RECOGNITION**
TO FAMILY SELF SUFFICIENCY PROGRAM GRADUATE
CHRYSTAL SALAZAR.

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

COMMUNITY ANNOUNCEMENTS BY MEMBERS/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.

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 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. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda 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: 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. 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. [18-0463](#) CC:HA:SA - APPROVAL OF MINUTES FOR THE
 REGULAR CONSOLIDATED CITY COUNCIL MEETING
 ON OCTOBER 23, 2017

Attachments: [CCCC 102317 Draft Minutes for Approval](#)

- C-2. [18-0394](#) 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)

Attachments: [BAFO Culver City 10182017 #2.pdf](#)

- C-3. [18-0455](#) 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.

- C-4. [18-0459](#) CC:SA:PA:HA - ADOPTION OF A JOINT RESOLUTION APPROVING A DEBT MANAGEMENT POLICY AND DISCLOSURE POLICIES AND PROCEDURES.

Attachments: [2017-11-06 ATT Resolution Debt Policy and Disclosure Procedures](#)

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

- A-1. [18-0458](#) 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.

Attachments: [2017-11-06 ATT Resolution Debt Policy and Disclosure Procedures](#)
[\[AGENDA VERSION\] Preliminary Official Statement - Culver City Suc](#)

- A-2. [18-0469](#) 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.

- A-3. [18-0417](#) 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

Attachments: [2017-11-06 ATT 1 Council Policy 2006-01 Naming Policy.pdf](#)
[2017-11-06 ATT 2 Resolution Adopting Naming Policy.pdf](#)

- A-4. [18-0444](#) 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

Attachments: [17-10-06 ATT No.1 Globe Amendment.doc](#)

- A-5. [18-0307](#) 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 ORGANIZATION TO PROVIDE ELECTRICITY CITYWIDE AND DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [17-10-23 - CC ATT May 8 2017 CCA Staff Report](#)
[17-11-06 CC ATT LACCE Business Plan with Update](#)
[17-11-06 CC ATT LACCE JPA](#)
[17-11-06 CC ATT SBCP JPA](#)
[17-11-06 CC ATT SBCP Business Plan](#)
[17-11-06 CC ATT SBCP Financial Plan](#)

- A-6. [18-0437](#) 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.

Attachments: [ATT No. 1 TOD Visioning Study Final Recommendations](#)
 [ATT No. 2 TOD Visioning Final Recommendations Appendices](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)