



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



Mayor Dr. Daniel Lee
Vice Mayor Albert Vera
Member Göran Eriksson
Member Alex Fisch
Member Yasmine-Imani McMorris

City Council Meeting Agenda

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

7:00 PM

Monday, May 9, 2022

MEETING INFORMATION AND ACCOMMODATION:

Face masks are required to be worn by everyone present in the Mike Balkman Council Chambers, regardless of vaccination status.

In addition to attending meetings in person, meetings may be 1) viewed live online at www.culvercity.org/meetings and clicking on the "In Progress" meeting, 2) the Culver City YouTube channel or 3) Via Webex, which requires pre-registration. 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.

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.

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.

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 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.

Go to 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. Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Written comments may also be sent via public.comment@culvercity.org, or mail. Should you not wish to have your personal contact information placed into the record of the meeting, please submit comments via the eComment portal. Those received 4 hours in advance of the start time will be provided to Council 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 City Council meeting.

ORAL COMMENTS: We encourage everyone who wishes to speak to register to attend the meeting 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. In-person attendees may also register to speak upon arrival. Speakers will be called in chronological order, based on when they registered to attend. At the start of each agenda item, staff will read aloud the names of those who have registered and requested to speak on an agenda item. Requests to speak that are received after the start of the public comment period for that agenda item will not be considered until the end of the meeting. A tutorial on Webex Registration is available at Culver City's YouTube page www.youtube.com/cityofculvercitygov.

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:

The Agenda, staff reports and attachments are available online at 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.

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:

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [22-1024](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY AS HISTORIC PRESERVATION MONTH
- R-2. [22-1025](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY AS OLDER AMERICANS RECOGNITION MONTH
- R-3. [22-1026](#) CC - PRESENTATION OF A COMMENDATION TO JANET HOULT, 2022 SENIOR OF THE YEAR.

REGULAR SESSION - 7:00 PM

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.

PRESENTATIONS TO CITY COUNCIL

- P-1. [22-1029](#) CC - PRESENTATION TO CITY COUNCIL FROM FM3 REGARDING THE BUSINESS LICENSE TAX AND THE AFFORDABLE/WORKFORCE HOUSING BALLOT MEASURE SURVEY RESULTS

P-2. [22-1030](#) CC - PRESENTATION TO CITY COUNCIL BY THE
 CULVER CITY ARTS DISTRICT BUILDING
 IMPROVEMENT DISTRICT (CCADBID) OF THE
 CCADBID'S PROPOSED FY 2022-2023 BUDGET
 CONSIDERATIONS

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 city.clerk@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: 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. [22-1027](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR APRIL 16, 2022 TO APRIL 29, 2022**

Attachments: [Final Cash Disbursements for City Council - 220509.pdf](#)

- C-2. [22-1028](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF APRIL 25, 2022**

Attachments: [CCCC 04252022 Minutes for Approval.pdf](#)

- C-3. [22-986](#) **CC:SA:HA:PA - CONSENT ITEM: (1) RECEIPT OF THE CITY MANAGER'S/EXECUTIVE DIRECTOR'S PROPOSED BUDGET FOR FY 2022/2023; AND (2) SETTING THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR JUNE 27, 2022 AT 7:00 P.M.**

- C-4. [22-625](#) **CC:HA - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO AN EXISTING AGREEMENT WITH KOA CORPORATION TO PROVIDE ON-CALL CONSTRUCTION BIDDING SERVICES, AND CONSTRUCTION AND PROJECT MANAGEMENT SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$174,310.**

C-5. [22-862](#) CC - CONSENT ITEM: APPROVAL OF AMENDMENTS TO EXISTING PROFESSIONAL SERVICES ON-CALL AGREEMENTS WITH FLEMING ENVIRONMENTAL IN AN AMOUNT NOT-TO-EXCEED \$75,000 ANNUALLY THROUGH THE REMAINING TERM OF THE AGREEMENT AND WITH WEST COAST ARBORIST IN AN AMOUNT NOT-TO-EXCEED \$108,750 FOR FY2021/2022.

C-6. [22-937](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 1 AND ORDER THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [2022-23 Washington Boulevard No. 1 - Initiation Reso.pdf](#)

C-7. [22-938](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 2 AND ORDER THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [2022-23 Washington Boulevard No. 2 - Initiation Reso.pdf](#)

C-8. [22-939](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 3 AND ORDER THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [2022-23 Washington Boulevard No. 3 - Initiation Reso.pdf](#)

C-9. [22-955](#) CC - CONSENT ITEM: APPROVAL OF AN AGREEMENT WITH NBS INC. FOR SPECIAL TAX ADMINISTRATION SERVICES RELATED TO WEST WASHINGTON ASSESSMENT DISTRICTS NOS. 1, 2 AND 3 FOR A TERM UP TO FIVE YEARS IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$78,000

C-10. [22-990](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [Resolution of Initiation - Higuera.pdf](#)

C-11. [22-991](#) CC- CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [Resolution of Initiation - LMD1.pdf](#)

C-12. [22-992](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2022/2023.

Attachments: [Resolution of Initiation - SUSC.pdf](#)

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- C-13. [22-994](#) CC - CONSENT ITEM: APPROVAL OF AN AGREEMENT WITH E-MISSION CONTROL FOR TRANSACTION AND MANAGEMENT SERVICES FOR CREDITS UNDER THE CALIFORNIA LOW CARBON FUEL STANDARD (LCFS) PROGRAM FOR A TWO-YEAR PERIOD WITH THREE ONE-YEAR EXTENSION OPTIONS, IN A TOTAL AMOUNT NOT-TO-EXCEED \$185,000 (\$105,106 BASE COST CONSISTING OF \$25,889 FOR THE INITIAL TWO-YEAR TERM PLUS \$79,217 IN TOTAL FOR THREE ONE-YEAR EXTENSION OPTIONS; PLUS \$79,894 CONTINGENCY AUTHORITY).
- C-14. [22-1006](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION CONFIRMING THE APRIL 29, 2022 FORTY-SECOND SUPPLEMENT TO PUBLIC ORDER (TERMINATION OF COMMERCIAL TENANT EVICTION MORATORIUM AND ESTABLISHMENT OF REPAYMENT PLANS) ISSUED BY THE CITY MANAGER, AS DIRECTOR OF EMERGENCY SERVICES, UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

Attachments: [2022-05-09 ATT 1 Resolution April 29 Order Forty-Second Supplement.pdf](#)
[2022-05-09 ATT 2 CTEM Implementation Measures.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. [22-995](#) CC - ACTION ITEM: (1) APPROVAL OF AN AGREEMENT WITH MERRIMAC ENERGY GROUP FOR THE PROVISION OF BULK UNLEADED AND DIESEL FUEL FOR CITY VEHICLES IN AN AMOUNT NOT-TO-EXCEED \$2,250,000; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT.
- A-2. [22-1016](#) CC - ACTION ITEM: (1) REPORT ON AND DISCUSSION OF THE POTENTIAL DEVELOPMENT OF AN ORDINANCE SETTING A CULVER CITY MINIMUM WAGE; (2) (IF DESIRED) CREATION OF AN AD HOC MINIMUM WAGE SUBCOMMITTEE AND APPOINTMENT OF TWO CITY COUNCIL MEMBERS THERETO; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022-05-09 Attachment Exhibit 1](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)