



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, and Culver
City Housing Authority Board**

7:00 PM

Monday, September 12, 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)

City Council Meeting Agenda
Closed Session - 6:00 PM
Recognitions - 6:30 PM
Regular Session - 7:00 PM

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September 12, 2022

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:

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. [23-179](#) CC - CONFERENCE WITH LABOR NEGOTIATORS**
CITY DESIGNATED REPRESENTATIVES: CITY
MANAGER JOHN NACHBAR; ASSISTANT CITY
MANAGER ONYX JONES
EMPLOYEE ORGANIZATION: 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; EXECUTIVE
MANAGEMENT EMPLOYEES
PURSUANT TO GOVERNMENT CODE SECTION 54957.6

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [23-191](#) PRESENTATION OF A PROCLAMATION IN**
RECOGNITION OF NATIONAL SUICIDE PREVENTION
WEEK

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.

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. [23-120](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR AUGUST 13, 2022 TO SEPTEMBER 2, 2022

Attachments: [Final Cash Disbursements for City Council - 20220912.pdf](#)

C-2. [23-181](#) CC:HA:SA - CONSENT: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING ON AUGUST 22, 2022

Attachments: [CCCC 08222022 Minutes for Approval.pdf](#)

C-3. [23-135](#) (CC) - CONSENT ITEM: (1) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENERGY SOLUTIONS IN AN AMOUNT NOT-TO-EXCEED \$60,745 TO DEVELOP THREE SCENARIOS FOR THE VETERANS MEMORIAL COMPLEX AND SENIOR CENTER MICROGRID PROJECT, TO PREPARE TECHNICAL SPECIFICATIONS FOR INSERTION INTO A REQUEST FOR PROPOSALS (RFP), TO ASSIST STAFF WITH EVALUATING THE PROPOSALS RECEIVED, AND TO PREPARE A POWER PURCHASE AGREEMENT WITH THE ENERGY SERVICE COMPANY SELECTED TO IMPLEMENT THE PROJECT; AND (2) AUTHORIZATION OF THE RELEASE OF AN RFP TO ENERGY SERVICE COMPANIES TO IMPLEMENT THE PROJECT.

Attachments: [22_09_12 ATT1 Diagram of Solar Panel Array.pdf](#)

C-4. [23-158](#) CC - CONSENT ITEM: AUTHORIZATION TO SUBMIT AN APPLICATION FOR THE US DEPARTMENT OF TRANSPORTATION SAFE STREETS FOR ALL GRANT PROGRAM

C-5. [23-159](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH HP COMMUNICATIONS TO SUPPORT FIBER MAINTENANCE AND CONTINUED LATERAL BUILD-OUT FOR CULVER CONNECT (MUNICIPAL FIBER NETWORK) FOR AN ADDITIONAL SIX-MONTH PERIOD

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- C-6. [23-160](#) CC/HA - CONSENT ITEM: (1) RATIFICATION OF THE SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF \$5 MILLION DOLLARS UNDER THE STATE OF CALIFORNIA DEPARTMENT OF SOCIAL SERVICES GUARANTEED INCOME PILOT PROGRAM REQUEST FOR APPLICATIONS; AND (2) INSTRUCTION TO STAFF TO RETURN TO THE COUNCIL FOR CONSIDERATION AND APPROPRIATION OF THE 50% MATCH REQUIREMENT OF \$2.5 MILLION, IF THE GRANT IS AWARDED TO THE CITY.

Attachments: [2022- 09 -12 ATT 1 CDSS GI Pilot Request for Applications.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.

PUBLIC HEARINGS

- PH-1. [22-1108](#) CC - ACTION ITEM: (1) INTRODUCTION OF AN ORDINANCE, AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 3.05 “PERSONNEL POLICIES”; TO BE CONSISTENT WITH PROPOSED CHANGES TO THE CIVIL SERVICE RULES; (2) ADOPTION OF A RESOLUTION APPROVING AMENDMENTS TO THE CIVIL SERVICE RULES AS RECOMMENDED BY THE CIVIL SERVICE COMMISSION; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022-09-12 ATT 1 Resolution Adopting Civil Service Rule Amendments.pdf](#)
[2022-09-12 ATT-2 Redlined Rule 3 Revision.pdf](#)
[2022-09-12 ATT 3 Proposed Ordinance Amending CSR 3.pdf](#)

PH-2. [23-134](#) CC - PUBLIC HEARING: (1) FOUR-FIFTHS VOTE REQUIREMENT: WAIVER OF FORMAL BID PROCEDURES AND AWARD OF A CONSTRUCTION CONTRACT TO CORNERSTONE CONSTRUCTION GROUP, INC. IN THE AMOUNT OF \$8,309,694 TO RENOVATE CITY-OWNED PROPERTY AT 3860 AND 3900 SEPULVEDA BOULEVARD; (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH CORNERSTONE CONSTRUCTION GROUP, INC.; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE CONTRACTS IN AN AGGREGATE AMOUNT NOT-TO EXCEED \$830,969 TO COVER CONTINGENCY COSTS (10%).

PH-3. [23-76](#) CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION BY THE CITY COUNCIL APPROVING A REAL PROPERTY TRANSFER AND DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND RETHINK CULVER LLC, RELATED TO 9814 WASHINGTON BOULEVARD FOR THE CONSTRUCTION OF A MIXED-USE AFFORDABLE AND MARKET RATE HOUSING DEVELOPMENT WITH AN ARTS RELATED USE ON THE GROUND FLOOR, AND DETERMINING THE CLASS 32 CATEGORICAL EXEMPTION IS SUFFICIENT, AND NO NEW ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

Attachments: [2022-09-12 ATT 1 City Council Resolution REthink 9814 Washington.pdf](#)
[2022-09-12 ATT 2 DRAFT DDA.pdf](#)
[2022-09-12 ATT 3 52201 Report.pdf](#)
[2022-09-12 ATT 4 Project Plans](#)

ACTION ITEMS

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- A-1. [23-185](#) CC - ACTION ITEM: ADOPTION OF AN ORDINANCE ADDING SUBCHAPTER 3.04.400 TO CHAPTER 3.04 OF THE CULVER CITY MUNICIPAL CODE, GOVERNING THE USE OF MILITARY EQUIPMENT BY THE CULVER CITY POLICE DEPARTMENT AND APPROVING THE MILITARY EQUIPMENT USE POLICY PURSUANT TO ASSEMBLY BILL 481.

Attachments: [2022-09-12 ATT 1 Proposed Ordinance PD Military Equipment.pdf](#)

- A-2. [23-171](#) CC - ACTION ITEM: (1) CONSIDERATION AND DISCUSSION OF AN UPDATE ON THE POTENTIAL DEVELOPMENT OF AN ORDINANCE SETTING A CULVER CITY MINIMUM WAGE RATE; (2) (IF DESIRED) AUTHORIZATION TO THE CITY MANAGER TO HIRE A CONSULTANT TO CONDUCT AN ECONOMIC IMPACT STUDY AND/OR HIRE A CONSULTANT AS PROJECT MANAGER; (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT UP TO THE AMOUNT OF \$150,000 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE; AND (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

- A-3. [23-170](#) CC - ACTION ITEM: (1) AUTHORIZATION TO PREPARE AND ISSUE A REQUEST FOR PROPOSALS TO CONDUCT AN HISTORICAL CONTEXT STUDY OF THE CITY OF CULVER CITY; (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT APPROPRIATING \$150,000 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE FOR THE HISTORICAL CONTEXT STUDY AND TO HIRE A SPECIALIZED CONSULTANT AS PROJECT MANAGER; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2022 09 12 Attachment 1 RESO 2021-R066 - Acknowledging Racial History of Culver City](#)

A-4. [23-174](#) CC - ACTION ITEM: (1) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT RELATED TO THE ADDITION/ELIMINATION OF STAFFING POSITIONS IN THE AMOUNT OF \$179,046; AND (2) ADOPTION OF A RESOLUTION APPROVING THE SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES EFFECTIVE SEPTEMBER 12, 2022 TO EFFECTUATE THESE CHANGES.

Attachments: [2022-09-12 ATT Misc Salary Schedule - Budget Amendment September 2022.pdf](#)

A-5. [23-173](#) CC - ACTION ITEM: (1) ADOPTION OF A RESOLUTION APPROVING SALARY SCHEDULES FOR POLICE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2022; AND (2) ADOPTION OF A RESOLUTION APPROVING SALARY SCHEDULE FOR CITY MANAGER EFFECTIVE AUGUST 1, 2022

Attachments: [2022-09-12 ATT 1 Police SIO 2022 Resolution.pdf](#)
[2022-09-12 ATT 2 Executive Management 2022 CPI Resolution.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)