Mike Balkman Council Chambers
9770 Culver Blvd.
Culver City, CA 90232

Culver CITY

Mayor Freddy Puza
Vice Mayor Bubba Fish
Member Yasmine-Imani McMorrin
Member Dan O'Brien
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 Board, Redevelopment
Financing Authority Board, Culver City
Housing Authority Board, & Culver City
Public Finance Authority**

7:00 PM **Monday, June 22, 2026**

MEETING INFORMATION AND ACCOMMODATION:

To ensure public safety during City Council meetings, beginning August 12, 2024, all persons entering the Mike Balkman Council Chambers during a City Council meeting must pass through a security screening, including a metal detector and bag inspection. Firearms, knives, weapons, and signs larger than 18 x 24 inches are prohibited from City Council Chambers and no one with any of these items will be permitted to enter. See California Penal Code §171b and City Council Policy 4008 for more information.

Complete information on how to attend and participate in a City meeting and provide public comment can be found at www.culvercity.gov/agendas.

In addition to attending meetings in person, meetings may be viewed 1) live online at www.culvercity.gov/meetings by clicking on the “In Progress” link, 2) via YouTube.com/c/CityofCulverCityGov, or 3) via the Zoom meeting link at www.culvercity.gov/agendas. Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at www.culvercity.gov/agendas. Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

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.

Childcare is available for people attending City Council meetings. Please sign up via prcs.department@culvercity.gov or by calling (310) 253-6650.

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.gov

PUBLIC COMMENT:

The meeting body 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 body. The body 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.

WRITTEN COMMENTS: Please provide comments via eComment at www.culvercity.gov/meetings. Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official public record through a motion to receive and file correspondence. If you do not want your personal information included in the official record, please do not include your address, phone number or other private information in your comments. Please be advised, written comments WILL NOT be read aloud during the meeting.

ORAL COMMENTS: Speakers must register to speak online at www.culvercity.gov/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 Zoom chat, only by completing the online form. Those without internet should contact (310) 253-5851 during business hours 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 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.gov/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.gov

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(b), 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.gov.

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.

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 speak on 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. 27-10 **CC:PFA - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 10401 VIRGINIA AVENUE, CULVER CITY, CA 90232
CITY NEGOTIATOR: ODIS JONES, CITY MANAGER AND EXECUTIVE DIRECTOR
OTHER PARTIES' NEGOTIATOR: KEITH MCNUTT, VICE-PRESIDENT,ACTORS FUND HOUSING DEVELOPMENT CORPORATION
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

CS-2. 27-23 **CC:PFA - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
RE: 9050 WASHINGTON BLVD., 9300 CULVER BLVD., 3960, 3962, AND 3958 INCE BLVD., AND 9046 LINDBLADE ST., CULVER CITY, CA 90232
CITY NEGOTIATOR: ODIS JONES, CITY MANAGER AND EXECUTIVE DIRECTOR
OTHER PARTIES' NEGOTIATOR: MICHAEL HACKMAN, HACKMAN CAPITAL PARTNERS
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8

REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

REPORT ON ACTION TAKEN IN CLOSED SESSION

CITY MANAGER UPDATE

CM-1. 27-01 **CC - UPDATE FROM THE CITY MANAGER: WHAT'S NOW AND WHAT'S NEXT - UPCOMING FY 2026-2027 WORK.**

Attachments: 6.17.26 Memo - CM Jones What's Now What's Next (Final)

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.

PRESENTATIONS TO CITY COUNCIL

P-1. 27-05 **PRESENTATION TO THE CITY COUNCIL OF AN INTERIM UPDATE FROM CULVER CITY CIVIC ASSEMBLY ON INCREASING PUBLIC PARTICIPATION IN THE BUDGET PROCESS.**

Attachments: Civic Assembly Presentation June 22 2026 Council Mtg

P-2. 27-06 **PRESENTATION TO THE CITY COUNCIL OF THE CITY'S PERFORMANCE AND TRANSPARENCY SYSTEM.**

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 public.comment@culvercity.gov) 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 is called by the presiding officer. Speakers will be provided one opportunity to make comments on all consent calendar items at once. 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), 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. 27-11 **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR MAY 30, 2026 - JUNE 12, 2026.**

Attachments: Final Cash Disbursements for City Council - 260622a-signed

C-2. 27-12 **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 8, 2026.**

Attachments: 2026-06-08 CCCC Draft Minutes

C-3. 26-762 **CC - CONSENT ITEM: APPROVAL OF THE CONTINUATION OF CERTAIN COMPONENTS OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM FOR FISCAL YEAR 26/27 INCLUDING: (1) APPROVAL OF AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH DEEROS LLC (DBA PARADISE INN AND SUITES) FROM JULY 1, 2026 THROUGH JUNE 30, 2027 IN AN AMOUNT NOT-TO-EXCEED $1,343,325; AND (2) APPROVAL OF AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY (DBA RODEWAY INN) FROM JULY 1, 2026 THROUGH DECEMBER 31, 2026 IN AN AMOUNT NOT-TO-EXCEED $730,125; AND (3) APPROVAL OF AN AMENDMENT TO THE EXISTING URBAN ALCHEMY AGREEMENT FOR THE PROVISION OF SUPPORTIVE SERVICE AND CARE AS A PART OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM, WITH SERVICES CONTINUING THROUGH DECEMBER 31, 2026 AT RODEWAY INN AND SERVICES CONTINUING THROUGH JUNE 30, 2027 AT PARADISE INN AND SUITES, IN A TOTAL AMOUNT FOR BOTH LOCATIONS NOT-TO EXCEED $1,302,020; (4) APPROVAL OF AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH EVERYTABLE, WITH SERVICES CONTINUING AT RODEWAY INN THROUGH DECEMBER 31, 2026 AND SERVICES CONTINUING AT PARADISE INN THROUGH JUNE 30, 2027 IN A TOTAL AMOUNT FOR BOTH LOCATIONS NOT-TO EXCEED $292,643.**

C-4. 26-785 **CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH EXODUS RECOVERY INC., AS LEAD SUPPORTIVE SERVICE PROVIDER, OPERATOR AND PROPERTY MANAGER OF THE 73 UNIT (PLUS TWO MANAGER UNITS) SERVICE-ENRICHED CULVER CITY PROJECT HOMEKEY INTERIM AND PERMANENT SUPPORTIVE HOUSING PROGRAM FOR FISCAL YEAR 26/27 IN AN AMOUNT NOT-TO-EXCEED $4,180,500.**

C-5. 26-786 **CC - CONSENT ITEM: (1) APPROVAL OF AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH URBAN ALCHEMY IN AN AMOUNT NOT-TO EXCEED $2,583,431 FOR FISCAL YEAR 2026-2027 TO REMAIN THE LEAD OPERATOR AND SERVICE PROVIDER FOR WELLNESS VILLAGE; AND (2) APPROVAL OF AMENDMENT TO EXISTING GENERAL SERVICES AGREEMENT WITH DIAMOND ENVIRONMENTAL SERVICES IN AN AMOUNT NOT-TO-EXCEED $166,487 FOR FISCAL YEAR 2026-2027 FOR SANITATION AND SITE INFRASTRUCTURE SERVICES AT WELLNESS VILLAGE.**

C-6. 26-816 **CC - CONSENT ITEM: ADOPTION OF A RESOLUTION TO INCLUDE BRISTOL PARKWAY BETWEEN CENTINELA AVENUE AND SLAUSON 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 2026-2027.**

Attachments: 2026-06-22-ATT-Resolution FY 26-27 SB 1 Funded Projects

C-7. 26-827 **CC - CONSENT ITEM: (1) APPROVAL OF A GENERAL SERVICES AGREEMENT WITH VORTEX SERVICES, LLC FOR THE CONSTRUCTION OF LENAWEE AVENUE STORM DRAIN TRENCHLESS REHABILITATION PROJECT, PF049 IN AN AMOUNT NOT-TO-EXCEED $533,878; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED $129,397 (25%) TO COVER CONTINGENCY COSTS.**

C-8. 26-882 **CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING CULVER CITY'S PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FUND PROGRAM FOR FISCAL YEARS 2027 THROUGH 2029; AND (2) AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES.**

Attachments: 2026-06-22 - ATT-CDBG Resolution FY27-30

C-9. 26-902 **CC - CONSENT ITEM: (1) ADOPTION OF AN ORDINANCE INCORPORATING CLARIFYING AMENDMENTS IN CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTERS 5.01.075 (TIME AND PAYMENT OF CHARGES) AND 5.01.080 (DELINQUENT ACCOUNT PAYMENTS) RELATED TO SOLID WASTE MANAGEMENT; AND (2) ADOPTION OF A RESOLUTION ESTABLISHING A 10% PENALTY FOR DELINQUENT ACCOUNTS (REDUCING THE PENALTY FROM 50%).**

Attachments: 2026-06-08_ATT 1_Proposed Ordinance Amending CCMC Sections 5.01.075 and 5.01.080.pdf
2026-06-22_ATT 2_Proposed Resolution Establishing Penalty for Delinquent Accounts.pdf

C-10. 26-917 **CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH WESTERN OFFICE, INC. TO PROVIDE WORKSTATION FURNITURE AND INSTALLATION SERVICES IN AN AMOUNT NOT-TO-EXCEED $125,000, RESULTING IN AN AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED $283,000.**

C-11. 26-928 **CC - CONSENT ITEM: (1) AWARD OF CONSTRUCTION CONTRACT TO CJ CONCRETE CONSTRUCTION, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF $289,366.00 FOR SIDEWALK, CURB RAMP, AND DRIVEWAY APPROACH IMPROVEMENT PROJECT, PZ-428; AND (2) AUTHORIZATION FOR THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED $72,341.00 TO COVER CONTINGENCY COSTS (25%).**

C-12. 26-938 **CC - CONSENT ITEM: (1) AWARD OF SPECIAL EVENT GRANTS IN THE AGGREGATE AMOUNT OF $259,000 FOR THE FISCAL YEAR 2026/2027 AND DESIGNATION OF EVENTS AS CITY SPONSORED AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; (2) ALLOCATION OF $6,000 IN CONTINGENCY FUNDING FOR OFF-CYCLE EVENT SUPPORT; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS.**

Attachments: 2026-06-22 - ATT 1 Special Events Grant Policy - Resolution 2017-R006
2026-06-22 - ATT 2 Special Events Grant Program Applicants Summary

C-13. 26-988 **CC - CONSENT ITEM: (1) APPROVAL OF A GENERAL SERVICES AGREEMENT WITH G.T. MICHELLI CO. LLC FOR CULVER CITY TRANSFER STATION AXLE SCALE SYSTEM REPLACEMENT IN AN AMOUNT NOT-TO-EXCEED $310,000; (2) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH G.T. MICHELLI CO. LLC FOR TRANSFER STATION SCALE CALIBRATION, MAINTENANCE AND ON-CALL REPAIR FOR $120,000 PER YEAR; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED $120,000 PER YEAR.**

C-14. 26-996 **CC - CONSENT ITEM: ADOPTION OF A RESOLUTION COMMEMORATING THE 250TH ANNIVERSARY (SEMIQUINCENTENNIAL) OF THE FOUNDING OF THE UNITED STATES OF AMERICA.**

Attachments: 2026-06-22 - ATT Resolution commerorating the 250th Anniversary (Semiquincentennial) of the founding of the United States of America.pdf

C-15. 26-999 **CC -CONSENT ITEM: (1) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY OF CULVER CITY TO JOIN PUBLIC INNOVATION, SOLUTIONS, AND MANAGEMENT (PRISM) FOR THE CITY'S GENERAL AND EXCESS MUNICIPAL LIABILITY INSURANCE COVERAGE EFFECTIVE FISCAL YEAR (FY) 2026/2027; AND (2) AUTHORIZATION TO THE CITY MANAGER TO EXECUTE ALL NECESSARY REQUIRED MEMBERSHIP AGREEMENTS TO BIND COVERAGE WITH PRISM AND RELATED CARRIERS.**

Attachments: 2026-06-22 - ATT Resolution Authorizing Participation in PRISM.pdf

C-16. 26-1000 **CC - CONSENT ITEM: APPROVAL OF POLICY RENEWAL FOR PROPERTY INSURANCE COVERAGE THROUGH ALLIANT INSURANCE SERVICES WITH A PREMIUM OF APPROXIMATELY $4,481,291.00 FOR FISCAL YEAR 2026 - 2027.**

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. 26-875 **CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR THE HIGUERA STREET LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/2027.**

Attachments: 2026-04-27-ATT-CC_Engineer's Report_ Higuera Street_.pdf
2026-06-22-ATT-Resolution_of_Levy-Higuera.pdf

PH-2. 26-876 **CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2026/2027.**

Attachments: 2026-04-27-ATT-CC-Engineer's-Report_ LMD 1_final.pdf
2026-06-22-ATT-Resolution_of_Levy_LMD 1.pdf

PH-3. 26-932 **CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2026/2027.**

Attachments: W Washington Blvd No.1 Engineers Report FY 2026-27
Proposed Resolution of Levy_Washington Boulevard No. 1.pdf

PH-4. 26-933 **CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2026/2027.**

Attachments: Washington Blvd No.2 Engineers Report FY 2026-27
Proposed Resolution of Levy_Washington Boulevard No. 2.pdf

PH-5. 26-934 **CC - PUBLIC HEARING ITEM: ADOPTION OF A RESOLUTION APPROVING THE ANNUAL ASSESSMENT LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 3 FOR FISCAL YEAR 2026/2027.**

Attachments: Washington Blvd No.3 Engineers Report FY 2026-27
Proposed Resolution of Levy_Washington Boulevard No. 3.pdf

PH-6. 26-942 **CC - PUBLIC HEARING ITEM: INTRODUCTION OF AN ORDINANCE APPROVING CITY-INITIATED ANNUAL ZONING CODE AMENDMENT (P2026-0115-ZCA) AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) FOR CLARIFICATIONS, CORRECTIONS, AND UPDATES, AND EXEMPTION FROM CEQA.**

Attachments: 2026-06-22_ATT 1 CC Ord Intro_ZCA 2026 Cleanup.pdf
2026-06-22_ATT 2 Planning Commission Resolution 2026-P003
2026-06-22_ATT 3 June 10, 2026 PC Staff Report
2026-06-22_ATT 4 Summary of Zoning Code Cleanup Items
2026-06-22_ATT 5 Presentation

ACTION ITEMS

A-1. 26-943 **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 3, 2026 TO ELECT TWO COUNCIL MEMBERS TO THE CITY COUNCIL, EACH FOR A FULL TERM OF FOUR YEARS, AND TO PLACE ON THE BALLOT ONE PROPOSED CHARTER AMENDMENT REGARDING LOWERING THE VOTING AGE TO 16 FOR CITY AND SCHOOL DISTRICT ELECTIONS; (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 THE ELECTION; (3) (IF DESIRED) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO SUBMIT PRIMARY BALLOT ARGUMENTS REGARDING THE BALLOT MEASURE; (4) (IF DESIRED) CREATION AND APPOINTMENT OF MEMBERS TO AD-HOC SUBCOMMITTEE(S) TO DRAFT AND/OR SUBMIT SUCH BALLOT ARGUMENT(S); (5) ADOPTION OF A RESOLUTION APPROVING REBUTTAL ARGUMENTS; (6) INSTRUCTION TO THE CITY CLERK TO POST A NOTICE SETTING THE DATE AFTER WHICH NO ARGUMENTS MAY BE SUBMITTED; AND (7) INSTRUCTION TO THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS FOR THE BALLOT MEASURE.**

Attachments: 2026-06-22 - ATT 1_Proposed Resolution Calling the 2026 General Municipal Election.pdf
2026-06-22 - ATT 2_ Propsed Resolution Requesting County Election Services.pdf
2026-06-22_ATT 3 Ballot Title, Text and Arguments
2026-06-22_ATT 4_Resolution Authorizing Primary Ballot Arguments.pdf
2026-06-22_ATT 5_Proposed Resolution Approving Rebuttal Arguments.pdf
2026-06-22- ATT 6_Resolution 2007-R068 Candidate Statement Costs.pdf

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)

City of Culver City

Staff Report

File #: 26-988, **Version:** 1 **Item #:** C-13.

CC - CONSENT ITEM: (1) Approval of a General Services Agreement with G.T. Michelli Co. LLC for Culver City Transfer Station Axle Scale System Replacement in an Amount Not-to-Exceed $310,000; (2) Approval of a Three-Year Professional Services Agreement with G.T. Michelli Co. LLC for Transfer Station Scale Calibration, Maintenance and On-Call Repair for $120,000 Per Year; and (3) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed $120,000 Per Year.

Meeting Date: June 22, 2026

Contact/Dept.: Sean Singletary, Public Works Department

Phone Number: (310) 253-6457

Fiscal Impact: Yes [X] No [ ] **General Fund:** **Yes** [ ] No [X]

Attachments: Yes [ ] No [X]

Public Notification: E-Mail: Meetings and Agendas - City Council (06/17/2026)

Dept Approval: Yanni Demitri, Public Works Director/City Engineer (06/08/2026)

RECOMMENDATION

Staff recommends that City Council (1) approve a general services agreement with G.T. Michelli Co. LLC for Culver City Transfer Station Axle Scale System Replacement in an amount not-to-exceed $310,000; (2) approve a three-year professional services agreement with G.T. Michelli Co. LLC for Transfer Station Scale Calibration, Maintenance, and On-Call Repair for $120,000 annually; and (3) authorize the City Manager to approve two additional one-year terms in an amount not-to-exceed $120,000 annually.

BACKGROUND/DISCUSSION

The City owns and operates a 500 ton per day solid waste and recycling Transfer Station Facility located at 9255 Jefferson Boulevard, operating six (6) days a week. The tipping floor is operational between the hours of 4:30 AM and 4:00 PM, Monday through Friday, and from 5:30 AM to 1:00 PM on Saturday. Solid waste, organics, and recycling collected by the Public Works Environmental Programs and Operations Division (EPO) trucks is transferred to tractor-trailer transfer trucks at the facility for transit to area landfills, composting facilities, or recycling centers. Roll-off service, green

waste processing, recycled material handling, and all other waste management operations are based at this facility.

Collection vehicles are weighed on the upper-level platform scale before they enter the facility for billing purposes and to track waste stream tonnages for reporting to the Los Angeles County Department of Health Services, in order to ensure the facility stays within its 500 ton per day limit and for other reporting and billing purposes. Transfer trucks are weighed on the lower-level tunnel axle scale as they are being loaded to assure they do not exceed legal maximum axle loads per the California Vehicle Code.

The current scale system was installed in 2016 and requires regular maintenance due to the heavy usage, with increased waste volumes, poor drainage, and outdated and undersized equipment causing persistent failures that impact operations.

Staff released RFP #2672 for Transfer Station Axle Scale System Replacement on April 16, 2026 to receive bids to design and install a replacement system to upgrade the current scale system to one with a 110,000 pound load cell capacity, resolve drainage issues in the scale area that cause water and leachate ponding, and new software/hardware to run the system. Two proposals were received on May 21, 2026, and the proposal submitted by G.T. Michelli Co. LLC was the best qualified. G.T. Michelli operates out of Santa Fe Springs and has installed new scale systems for other clients such as Republic Services, San Diego County, and California Highway Patrol (CHP).

Concurrently, the City's current maintenance contract for scale maintenance is expiring on June 30, 2026. RFP #2671 for Transfer Station Scale Calibration, Maintenance, and On-Call Repair was released on May 21, 2026, and on June 4, 2026, one proposal was received, also by G.T. Michelli Co. LLC.

FISCAL ANALYSIS

Funding for the General Services Agreement for installation is included in the Adopted Budget for Fiscal Year 2026-2027 in the Capital Improvement Program in Account #20280000.730100.PZ948 (Transfer Station Improvements).

Funding for the Professional Services Agreement is included in the Adopted Budget for Fiscal Year 2026-2027 in Account #20260410.619800 (Other Contractual Services) for one year. Funding for additional years will be included in future fiscal year budgets.

ATTACHMENTS

None

MOTION(S)

That the City Council:

1. Approve a General Services Agreement with G.T. Michelli Co. LLC for Culver City Transfer Station Axle Scale System Replacement in an amount not-to-exceed $310,000;

2. Approve a three-year Professional Services Agreement with G.T. Michelli Co. LLC in the amount not-to-exceed $120,000 annually;

3. Authorize the City Manager to approve two additional one-year terms in an amount not-to-exceed $120,000 annually;

4. Authorize the City Attorney to review/prepare the necessary documents; and

5. Authorize the City Manager to execute such documents on behalf of the City.

City of Culver City

Staff Report

File #: 26-996, **Version:** 1 **Item #:** C-14.

CC - CONSENT ITEM: Adoption of a Resolution Commemorating the 250th Anniversary (Semiquincentennial) of the Founding of the United States of America.

Meeting Date: June 22, 2026

Contact Person/Dept.: Shelly Wolfberg/City Manager's Office

Phone Number: (310) 253-6000

Fiscal Impact: Yes [ ] No [X] **General Fund:** Yes [ ] No [X]

Attachments: Yes [X] No [ ]

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/17/2026)

Department Approval: Lea Eriksen, Sr. Assistant City Manager (06/16/2026)

RECOMMENDATION

Staff recommends the City Council adopt a Resolution commemorating the 250th Anniversary (Semiquincentennial) of the founding of the United States of America.

BACKGROUND

On July 4, 2026, the United States will commemorate the 250th anniversary of the adoption of the Declaration of Independence and the founding of the nation. The Semiquincentennial marks a significant occasion for communities across the country to reflect upon the nation's history, celebrate its achievements, acknowledge its challenges, and inspire future generations to engage in civic life.

On July 4th, cities will mark a historic milestone in the nation's history. Adoption of the Resolution will affirm the City's commitment to honoring the principles of democracy, liberty, diversity, civic participation, and public service that have shaped the United States since its founding in 1776.

Federal, state, and local governments, educational institutions, nonprofit organizations, and community groups are planning commemorative events and activities recognizing this historic milestone. The anniversary provides an opportunity to honor the individuals and institutions that have contributed to the nation's development while reaffirming the democratic ideals embodied in the Declaration of Independence and the United States Constitution.

DISCUSSION

The proposed Resolution recognizes the significance of the nation's 250-year history and encourages residents to participate in educational, cultural, and civic activities associated with the Semiquincentennial celebration. The Resolution acknowledges the enduring values of freedom, equality, representative government, and civic engagement that continue to guide the nation and its communities.

The Semiquincentennial also provides an opportunity to celebrate the diverse contributions of Americans from all backgrounds whose efforts have strengthened the nation throughout its history. Through adoption of the Resolution, the City Council demonstrates its support for community reflection, civic education, and public participation in recognizing this historic anniversary.

The Resolution further encourages residents, businesses, schools, and community organizations to engage in commemorative activities that promote a deeper understanding of the nation's history and foster appreciation for the rights and responsibilities of citizenship.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the proposed Resolution. Any future commemorative activities, events, or educational programs would be considered separately and subject to available funding and City Council direction.

ATTACHMENT

1. 2026-06-22 - ATT Resolution commemorating the 250th Anniversary (Semiquincentennial) of the founding of the United States of America.

MOTION

That the City Council:

> Adopt a Resolution commemorating the 250th Anniversary (Semiquincentennial) of the founding of the United States of America and recognizing July 4, 2026, as a historic milestone celebrating the nation's history, democratic institutions, and civic ideals.

RESOLUTION NO. 2026-R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, COMMEMORATING THE 250TH ANNIVERSARY (SEMIQUINCENTENNIAL) OF THE FOUNDING OF THE UNITED STATES OF AMERICA.

WHEREAS, on July 4, 2026, the United States of America will commemorate the 250th Anniversary—known as the Semiquincentennial—of the adoption of the Declaration of Independence by the Second Continental Congress in 1776, an event that marked the formal establishment of a new nation founded upon principles of liberty and self-government; and

WHEREAS, the Declaration of Independence set forth enduring truths that have shaped the American experience, affirming that all individuals are created equal and endowed with inalienable rights, including life, liberty, and the pursuit of happiness, and further declaring that governments derive their just powers from the consent of the governed; and

WHEREAS, the founding of the United States established a federal system of government that allocates authority between national and state governments, thereby promoting liberty, accountability, and responsiveness to local communities; and

WHEREAS, this decentralized structure has enabled innovation, diverse policy approaches, and strengthened democratic accountability by ensuring that governmental decision making remains close to the people; and

WHEREAS, the nation's 250 year history reflects a continual effort to form a "more perfect Union," marked by progress, challenges, and collective work to advance the nation's founding ideals for all residents; and

WHEREAS, the State of California and the City of Culver City have contributed significantly to the nation's development, culture, arts, economy, infrastructure, and the environment through the service, creativity, and civic engagement of their residents and employees; and

WHEREAS, the Semiquincentennial provides an opportunity for the people of California and the residents of Culver City to reflect upon our shared history, honor the wide-ranging contributions of Americans across generations, celebrate our heritage of liberty and diversity, and look forward to the future we endeavor to build; and

WHEREAS, commemorative activities throughout California and within the region will promote civic engagement, expand educational opportunities, encourage community participation, and strengthen public appreciation for the history and principles that have shaped our nation and our state.

NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY RESOLVE as follows:

1. The City Council hereby formally recognizes and commemorates the 250th Anniversary of the founding of the United States of America on July 4, 2026.

2. The City Council encourages residents, community organizations, educational institutions, civic groups, and local businesses to participate in Semiquincentennial events and activities that reflect upon our history, celebrate our

achievements, and reaffirm our shared commitment to the ideals of liberty, equality, self-government, and federalism.

3. The City Council strongly encourages educational institutions within California and Culver City to enhance civics education to ensure that future generations understand the importance of civic participation, the principles of federalism, and the decentralized governance structure that protects liberty and promotes responsive government.

APPROVED and ADOPTED this _____day of _____2026.

FREDDY PUZA, Mayor
City of Culver City, California

ATTEST:

JEREMY BOCCHINO, City Clerk

APPROVED AS TO FORM:

HEATHER BAKER, City Attorney

City of Culver City

Staff Report

File #: 26-999, **Version:** 1 **Item #:** C-15.

CC - CONSENT ITEM: (1) Adoption of a Resolution Authorizing the City of Culver City to Join Public Innovation, Solutions, and Management (PRISM) for the City's General and Excess Municipal Liability Insurance Coverage Effective Fiscal Year (FY) 2026/2027; and (2) Authorization to the City Manager to Execute all Necessary Required Membership Agreements to Bind Coverage with PRISM and Related Carriers.

Meeting Date: June 22, 2026

Contact Person/Dept.: Rasheedah Johnson/ Human Resources
Dana Anderson/Human Resources

Phone Number: (310) 253-5680

Fiscal Impact: Yes [] No [X] **General Fund:** Yes [] No [X]

Attachments: Yes [] No [X]

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/17/2026)

Department Approval: Dana Anderson, Chief Human Resources Officer (06/01/2026)

RECOMMENDATION

Staff recommends the City Council (1) adopt a resolution authorizing the City of Culver City to join Public Innovation, Solutions, and Management (PRISM) for the City's general and excess municipal liability insurance coverage effective fiscal year (FY) 2026/2027; and (2) authorize the City Manager to execute all necessary required membership agreements to bind coverage with PRISM and related carriers.

BACKGROUND

As a municipal organization, the City of Culver City is authorized to manage the risks associated with local government operations, including general liability and lawsuits.
Since 2017, the City has maintained stand-alone coverage in the open market and used an insurance broker to purchase and place insurance programs to mitigate large risks that could hinder the City's ability to operate and provide services to our community. The City's current insurance

broker is Alliant Insurance Services, Inc.

As a matter of due diligence, staff conducted an analysis of viable Joint Powers Authorities (JPAs) for California municipal risk and subsequently submitted a variety of insurance applications and conducted a detailed review and analysis of the City's insurance portfolio. Staff's intent was to evaluate not only premium costs, but also key differences in coverage provisions, claims administration and control, membership characteristics, and available resources among four JPAs.

DISCUSSION

City staff reviewed several potential JPAs including:

- Authority for California Cities Excess Liability (ACCEL);
- California Joint Powers Insurance Authority (CJPIA); and
- Public Risk Innovation, Solutions, and Management (PRISM).

Staff reviewed the benefits and key considerations of participating in a JPA. The benefits presented included shared risk, reduced exposure to large losses, access to legal and risk management resources, collectively negotiated coverage terms, and opportunities for member governance and oversight. Considerations included shared liability for losses incurred by other members, the potential for increased contributions or assessments, reduced individual control over coverage, and requirements to provide advance notice to exit the pool.

Staff's recommendation is to pursue membership with PRISM for General and Excess Liability. Joining PRISM will not only strengthen the City's risk management strategy but also provide significantly greater financial protection against large or catastrophic losses through risk sharing, and cost-effective premiums. Coverage Enhancements and Benefits under PRISM include:

- General Liability: Options for Lower deductibles and higher coverage limits at preferred prices.
- Governed by the Board of Directors composed of its members.
- Risk Management and Safety Resources - at no cost to members.
- $1,000/annual Grant for training, equipment, services, and conferences related to safety and an annual actuarial subsidy of up to $1,000 available for General Liability.

PRISM is governed by its members. Upon Council approval of membership:

- The City Council will appoint a primary representative on the PRISM Governing Board.
- The City Manager will designate a staff member as the alternate representative.

FISCAL ANALYSIS

Staff anticipates that the City will realize approximately 29% in cost savings while maintaining the current level of insurance coverage across all policy areas, with exception of enhanced coverage for Flood/Earthquake and Property insurance.

The Adopted Budget for Fiscal Year 2026-2027 includes sufficient funding to cover $4,481,291.00 for the insurance premiums in the following accounts:

- Account No. 30922220.650100 (Premium/Claims - Insurance Premiums Liability);
- Account No. 30922220.650200 (Premium/Claims - Insurance Premiums Other); and
- Account No. 30922220.650400 (Premium/Claims - Workers Compensation Insurance Premiums).

These accounts are located in the Human Resources Department section of the budget book under the Premium/Claims expenditures.

ATTACHMENTS

1. 2026-06-22 - ATT Resolution Authorizing Participation in PRISM

MOTIONS

That the City Council:

1. Adopt a resolution authorizing the City of Culver City to join Public Innovation, Solutions, and Management (PRISM) for the City's general and excess municipal liability insurance coverage effective fiscal year (FY) 2026/2027; and

2. Authorize the City Manager to execute all necessary required membership agreements to bind coverage with PRISM and related carriers.

RESOLUTION NO. 2026-R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, TO JOIN PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT.

WHEREAS, Article 1, Chapter 5, Division 7, Title 1 of the California Government Code (Section 6500 et seq.) permits two or more public agencies by agreement to exercise jointly powers common to the contracting parties; and

WHEREAS, the City of Culver City desires to join together with the members of the Public Risk Innovation, Solutions, and Management (PRISM) for the purpose of jointly funding and/or establishing excess and other insurance programs as determined; and

WHEREAS, PRISM has determined that it is necessary for each member of PRISM to delegate to a person[s] or position[s] authority to act on the member's behalf in matters relating to the member and PRISM.

NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY RESOLVE as follows:

1. The City Council of the City of Culver City does hereby approve the City of Culver City becoming a member of the Public Risk Innovation, Solutions, and Management (PRISM) and authorizes execution of the PRISM Joint Powers Agreement.

2. Except as to actions that must be approved by the City Council of the City of Culver City, the City Council does hereby appoint the City of Culver City's

Chief Human Resources Officer to act in all matters relating to the City of Culver City and PRISM.

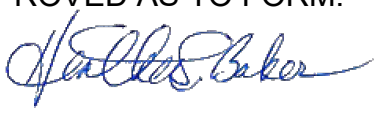
3. This Resolution shall become effective immediately upon its adoption.

APPROVED and ADOPTED this _____day of _____2026.

FREDDY PUZA, Mayor
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:



JEREMY BOCCHINO, City Clerk

HEATHER BAKER, City Attorney

City of Culver City

Staff Report

File #: 26-1000, **Version:** 1 **Item #:** C-16.

CC - CONSENT ITEM: Approval of Policy Renewal for Property Insurance Coverage Through Alliant Insurance Services with a Premium of Approximately $4,481,291.00 for Fiscal Year 2026 - 2027.

Meeting Date: June 22, 2026

Contact Person/Dept.: Rasheedah Johnson/ Human Resources
Dana Anderson/Human Resources

Phone Number: (310) 253-5680

Fiscal Impact: Yes [x] No [] **General Fund:** Yes [] No [X]

Attachments: Yes [] No [X]

Public Notification: (E-Mail) Meetings and Agendas - City Council (6/17/2026)

Department Approval: Dana Anderson, Chief Human Resources Officer (06/01/2026)

RECOMMENDATION

Staff recommends the City Council approve the recommended Fiscal Year 2026-2027 Insurance Policy Renewals, through Alliant Insurance Services, with a premium of approximately $4,481,291.00**,** plus taxes and fees for a one-year period beginning on July 1, 2026, and ending June 30, 2027.

BACKGROUND

The City is self-insured and annually purchases lines of insurance coverage to minimize the adverse effects of accidental losses and claims against the City.

The City is self-insured for major risk programs such as property, liability, excess earthquake, flood liability, general liability, auto, workers' compensation and other lines of insurance. To protect the assets of the City from potential loss, the City purchases various lines of insurance coverage for these risks. To assist in the purchase of various lines of insurance, the City entered into an agreement with Alliant for professional insurance brokerage services.

DISCUSSION

Alliant has marketed the City's insurance program to carriers and has solicited pricing amounting to $4,481,291.00, which is 29% less costly than the current year while providing the same level of coverage for all policies with the exception of enhanced coverage levels for Flood/Earthquake and Property insurance coverage(s). The following is premium information for Fiscal Year 2025-2026 and renewal insurance premiums for Fiscal Year 2026-2027:

Policy	Current Premium Amount	% of Change	FY26-27 Premium
Property	$211,772	-13%	$184,095
DIC- Difference in Conditions	$599,372.62	-7%	$555,555.17
Terrorism I $50M	$15,650.57	2%	$15,929.96
Pollution	$24,539.22	3%	$25,298.17
Excess Workers' Comp	$421,239.60	29%	$542,750.50
Auto, Physical damage and Contractor Equipment	$119,993.65	-5%	$114,224.70
Crime	$22,099.12	-1%	$21,975.90
Cyber Liability	$87,864.00	-10%	$79,496.00
Homekey Auto	$10,833.90	6%	$11,452.98
Homekey Property	$75,022.01	7%	$80,513.00
1st Excess Liability / $5M/$3M	$903,006.00	-40%	Replaced with
2nd Excess Liability / $5M Limit	$504,074.00		PRISM $35M
3rd Excess Liability / $10M Combined	$335,516.00		$2,850,000.00
4th Excess Liability / $10M/$20M	$485,442.00		
5th Excess Liability / $3M/$30M	$2,513,442.00		
TOTAL	$6,329,866.69	-29%	$4,481,291.38

The purchase of insurance is exempt from formal competitive bidding requirements, pursuant to Culver City Municipal Code Sections 3.07.065.A and C.2, provided the purchase is based upon competitive quotations. Alliant's marketing of the City's insurance program to carriers, as discussed above, satisfies this requirement.

FISCAL ANALYSIS

The Adopted Budget for Fiscal Year 2026-2027 includes sufficient funding to cover $4,481,291.00 for the insurance premiums in:

- Account No. 30922220.650100 (Premium/Claims - Insurance Premiums Liability);
- Account No. 30922220.650200 (Premium/Claims - Insurance Premiums Other); and
- Account No. 30922220.650400 (Premium/Claims - Workers Compensation Insurance Premiums).

These accounts can be found in the Human Resources Department section of the budget book under the Premium/Claims expenditures.

ATTACHMENTS

None.

MOTIONS

That the City Council:

1. Approve the recommended Fiscal Year 2026 - 2027 insurance renewal program with a premium of approximately $4,481,291.00, as presented by the City's insurance broker Alliant Insurance Services, Inc.;

2. Authorize the Chief Human Resources Officer to execute the policy;

3. Authorize the City Attorney to review/prepare the necessary documents; and

4. Authorize the City Manager to execute such documents on behalf of the City.