

OFFICIAL MINUTES

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY,
REDEVELOPMENT FINANCING AUTHORITY, AND
SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

June 26, 2023
6:00 p.m.

Call to Order & Roll Call

Mayor Vera called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:02 p.m. in the Mike Balkman Chambers at City Hall.

Present: Albert Vera, Mayor
Yasmine-Imani McMorris, Vice Mayor
Göran Eriksson, Council Member
Daniel O'Brien, Council Member
Freddy Puza, Council Member

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Closed Session

Mayor Vera invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, REDEVELOPMENT FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED

SESSION.

At 6:03 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Item:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation (2 Items)
Pursuant to Government Code Section 54956.9(d)(2)

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Reconvene

Mayor Vera reconvened the meeting of the City Council at 6:59 p.m. with five Council Members present for recognition presentations.

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Recognition Presentation

Item R-1

CC - Presentation of Commendation to the Culver City Rock and Mineral Club in Celebration of their 60th Annual Fiesta of Gems Show on July 8-9, 2023

Council Member O'Brien presented a Commendation to the Culver City Rock and Mineral Club in celebration of their 60th Annual Fiesta of Gems Show on July 8-9, 2023.

Alexa Hunter thanked the City for the honor.

Gary Mitchell indicated being a member for over 30 years and expressed appreciation for being able to share his knowledge with the community.

Janelle Williams invited everyone to the Fiesta of Gems at Veterans Memorial Auditorium.

DJ Gervais invited everyone to join them for the free event noting that there were extensive exhibits; discussed their hobby that is open to all ages; the lapidary shop; monthly educational meetings; and frequent field trips to collect, view, and study.

Rick Schaeffer indicated being one of the oldest members of the club and he thanked the City for the honor.

Mayor Vera invited public comment.

The following member of the public was called to speak:

Marci Baun indicated that she and her family enjoyed the Gem Show each year.

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Item R-2

CC - Exchange of Gifts Between Culver City's Sister City from Iksan City, Republic of Korea and Presentation of Certificates to the Visiting Iksan City Delegation Members

Mayor Vera reported renewing the commitment to exchange and foster good relationships with the Iksan City, Republic of South Korea.

Gifts were exchanged and representatives from Iksan City spoke in support of the relationship between the two cities for forty years and in appreciation of being able to meet everyone.

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Regular Session

Mayor Vera reconvened the meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Financing Authority, Culver City Parking Authority and Culver City Housing Authority Board at 7:21 p.m. with five Council Members present.

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Pledge of Allegiance

Mayor Vera led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Heather Baker, City Attorney, reported that the current tolling agreement with Sentinel Peak Resources would be extended for an additional 30 days to July 31, 2023 as it was taking longer than expected to synthesize the settlement deal points approved by the City Council into a comprehensive settlement agreement; she indicated that they were working diligently; and she noted that the website would be updated to reflect the new date.

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Information Items

Item I-1

CC - Update on Homelessness Emergency (Including Project Homekey, Safe Camping, and Other Housing Programs)

Tevis Barnes, Housing and Human Services Director, indicated that the Emergency Declaration on Homelessness required regular reports to the City Council; she provided an update on Project Homekey and the Safe Sleep program; discussed motel leasing; and people being housed as they await the opening of Project Homekey and Safe Sleep.

Arames White-Shearin, Assistant to the City Manager on Homelessness, provided an overview of the Mobile Crisis Response Unit; discussed the dispatch room; the vehicle; and the timeline for implementation.

Tevis Barnes, Housing and Human Services Director, discussed homeless outreach; the contract with St. Joseph Center (SJC); the Outreach and Engagement Team; referral sources; links to housing options; development of a continuum of care in the City; the outreach schedule for each quadrant in the City; allowing time for case notes, follow-up, and transport; hours of operation; the process for making outreach requests; and number of requests addressed.

Discussion ensued between staff and Council Members regarding appreciation for the update; options for people to report issues and make outreach requests; information available online; ensuring accessibility; the hotline; resources; number of calls and engagements; emails to City staff; a UCSF study and demographic statistics of California's homeless; myths about homelessness; reasons people become homeless; the State of Emergency; whether data from the study would affect staff response; City Council policy decisions; forthcoming

information from Los Angeles Homeless Services Authority (LAHSA) on the 2023 Annual Homeless Count; demographics for Culver City and the westside region; engagement of the Advisory Committee on Housing and Homelessness (ACOH); recommended priority for outreach to assist the unhoused; frustrations expressed with the county 211 system; encouragement to contact City staff directly; the Westside Council of Governments (COG) Homeless Working Group; the path of information; confidentiality; visits to homeless hot spots; calls received out of the quadrant; regular visits to known individuals and encampments; a reminder that the Culver City Police Department (CCPD) or Culver City Fire Department (CCFD) should only be called in case of emergency; non-emergency calls to the Homeless Hotline; regular encampment clean ups; letting people know that they are available to help; Officer Thomas; engagement of the Mental Health Evaluation Team (MET); and welfare checks for seniors.

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Community Announcements by Members/Information Items from Staff

Council Member Puza expressed regret at missing the Sister City event earlier in the day; reported attending the Creative Community event hosted by Culver Arts in celebration of Culver City Artist Laurate, Katy Krantz; and he discussed the Juneteenth celebration hosted by Supervisor Holly Mitchell that included a Ciclavia.

Vice Mayor McMorris reported listening to the interviews virtually last week due to the need to support a family member who had experienced an emergency resulting in a hospitalization; acknowledged the 2022 Caltrans Award received by the Transportation Department for the original iteration of MOVE Culver City; observed the one year anniversary of the overthrow of Roe v. Wade; and she discussed Caribbean History month and Black Music month noting the rich tradition that contributes to American culture.

Mayor Vera discussed the upcoming Fourth of July Celebration Fire Works Show at West L.A. College on July 4th and expressed appreciation to City workers for behind the scenes efforts.

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Joint Public Comment - Items NOT on the Agenda

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Osa Griffin provided background on himself; thanked Director Barnes and her team for maintaining the integrity of rental protection ordinances; discussed the success of the program; negative psychological affects to displaced families; those who will not graduate from the Culver City Unified School District (CCUSD): non-ambulatory senior citizens; cost of living vs. expenses; the high percentage of rent-burdened and homeless individuals; the importance of supporting Item C-10; and he proposed working together to make Culver City better by supporting a fair balance of renters and owners.

Stephen Jones announced a free tool that he had developed from public records providing information on landlords including the price history charged for every unit they rent and report to the City at ccrentals.org; discussed shifting the asymmetry of information that leads to higher rents; he clarified that he had made the website on his own and it was not affiliated with the City; and he encouraged anyone with questions to email him at info@ccrentals.org.

Prisca Gloor asserted that candidates with the most money won elections; discussed politicians who rule in favor of wealthy donors; lack of consideration of what benefits the environment or the majority of people; inequality; the system that works well for the wealthy and powerful who do not want to change it; the conservative majority City Council; campaign contributions received by Council Member O'Brien; changing the name of the City; working to become more democratic and not more of an oligarchy; democracy vouchers in Seattle; and she hoped that voters would vote for democracy in the future.

Council Member Eriksson asserted that Council Member O'Brien did not receive \$600,000 in campaign contributions and he discussed maximum allowable contributions.

Daniel Behrendt, ACOHH Chair, discussed two motions passed at their last meeting: a recommendation that the City Council discuss potential endorsement of state legislation including but not limited to SB 423, AB 1317, SB 4, and AB 1033 to increase housing affordability, and a recommendation that the City Council direct staff to evaluate areas within the City to increase housing capacity leveraging SB 10 with staff directed to bring back recommendations to the City Council within 90 days.

Ron Bassilian thanked Tevis Barnes for her presentation on homeless outreach services and he asked about proper procedures to address possessions left on the street by someone that does not appear to be living there anymore.

Bubba Fish, ACOHH Vice Chair, with one minute ceded by Aaron Liberman, expressed appreciation for all of the efforts made to address homelessness; discussed focusing on ways to expedite housing production; a book called *Homelessness is a Housing Problem*; factors leading to homelessness; rental costs as the largest predictor of homelessness in a given area; the effect of rent increases to levels of homelessness; zoning reforms; impacts to housing capacity; rent stabilization; and he indicated that his presentation would be distributed to Council Members.

Discussion ensued between staff and Council Members regarding allowing dedicated time for regular reports from Commissions, Boards, and Committees (CBCs); putting reports from CBCs on agendas; written reports; the need for CBCs to request that an item be placed on a City Council agenda; and the regular bi-annual reports from CBCs to the City Council.

Daniel Young discussed the way money was spent to elect Dan O'Brien; laundering money through local action groups; the unprecedented amount of money spent on a local election in such a small City; and he felt it important to bring the issue up and clarify how things actually work as much as possible.

Council Member Eriksson discussed the filings of the Independent Expenditures Committee; PACs (Political Action Committees) in town; he asserted the statements of Mr. Young were incorrect; and noted Council Member O'Brien did not receive any money.

Michelle Weiner discussed the success of the Culver City Pride Ride and Rally; making up for lost time; and she wanted to see the City fund the event next year with in-kind contributions to put on the valuable event.

Melissa Sanders discussed concern with a urine smell in certain locations in the City; the need for more regular cleaning of streets and sidewalks; she congratulated Chief Sims; and she expressed dismay with false comments being made about the election.

Joan Davidson expressed concern with a violation of public trust by Stephen Jones by placing names, addresses, and rent costs on his website; discussed owner/occupiers; broadcasting home addresses; the need for an immediate suspension of the July 31, 2023 compliance deadline until the issue is resolved; direction to HdL (Hinderliter de Llamas) to redact landlord names from the registry search; she asked that a future discussion on keeping landlord names private be agendaized to ensure that such information is not part of a public records request; she demanded that Stephen Jones take down his website; questioned why the City was allowing antisemitic comments against Mr. Hackman; asked the City Council to take immediate action; she pointed out the inability to disclose private information regarding homeless individuals; and she questioned why the information was allowed on Mr. Jones's website.

Melissa Stucky expressed appreciation for the work on the homelessness issue; thanked small businesses in the City; she applauded Council Member Eriksson for his efforts to stop citizens from bringing down the City Council with no real facts; discussed legal consequences to the actions of Stephen Jones to share her personal information; doxing; creation of more division in the community rather than productively planning for the community; and she felt that Planning Commissioner Stephen Jones needed to go.

Maria Jacobo discussed the definition and aim of doxing; lack of permission to place owner information on Stephen Jones's website which she wanted to see eliminated; and she felt that someone on the Planning Commission should not engage in such activities.

Judy Scott provided background on herself; requested that apartment registration fees due in July 2023 be delayed until further research is done on what can legally be disclosed about her business; discussed potential accommodations and alterations to the policy; communication with her tenants about their feelings on their personal information being made public; she indicated that she also strenuously objected to disclosure of such information; and she stated that as a lesbian, she commended the City Council for their support.

Marci Baun congratulated those who get appointed in Item A-1 and Chief Sims on his appointment; expressed disappointment with the actions of Stephen Jones; noted that one person who was pushing for affordable housing charges over \$5,000 per month for rent; acknowledged that there were people in the City trying

to stop rhetoric and division; thanked staff for their efforts to get people off of the street; discussed a recent shooting in an RV; and expressed hope that efforts would result in a decrease in violence.

Ruth Roofless discussed her opposition to the Homeless Emergency; time limited subsidies dedicated by the White House to move people indoors that won't be viable if landlords do not accept them; criminalizing unhoused people with the Anti-Camping Ordinance; credit scores; discrimination in housing; subsidies that are not redeemable; and she asked the City Council for help.

Cary Anderson discussed the Culver City Rental Registry; questioned why a Planning Commissioner was releasing information on his private website while information about homeless individuals is considered private and confidential; concern with being doxed; he reported that his 94 year old mother-in-law had her information released; and he asked how they would like to have their information released.

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Receipt of Correspondence

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

Consent Calendar Items C-3, C-5, C-7, C-9, C-10 and C-11 were considered separately, and Item A-2 was considered before Item A-1.

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Consent Calendar

Item C-1

CC:HA:SA - Approval of Cash Disbursements for June 3, 2023 to June 16, 2023

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 3, 2023 TO JUNE 16, 2023.

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Item C-2

CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meeting on June 12, 2023

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF JUNE 12, 2023.

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Item C-3

CC - Approval of a Memorandum of Understanding with the Chamber of Commerce Regarding Joint Cooperation in Certain Events, Projects and Economic Development Related Activities in the City

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Jesse Nuñez, President of the Culver City Chamber of Commerce, with one minute ceded by C. Joins, discussed the importance of coordination between the Chamber of Commerce and the City; support for the MOU (Memorandum of Understanding) to create more opportunities; vibrancy of the community; the legacy of service to the City; and he expressed appreciation to City staff for their efforts.

Maria Jacobo, Culver City Chamber of Commerce, expressed support for the MOU being considered as she felt that coordination between the Chamber and City is important.

Discussion ensued between staff and Council Members regarding origin of the Consent Item; lack of public conversation about the item; the decades-long practice of the Chamber of Commerce having an MOU with the City; the addition of the Equity and

Human Relations Advisory Committee (EHRAC) and City partnership events; looking at how other organizations or entities could have an opportunity to partner with the City in the same way and receive legitimacy and support; allowing groups that don't have decades-long experience to have partnerships; providing opportunities for other organizations who do good work in the community; decision making processes in determining City partnerships; appreciation for staff time and public comment; outreach; elevation of environmental issues; different political philosophies; the decision of the mayor regarding the State of the City; a recommendation that organizations go through the event sponsorship process; criteria to increase transparency and equitable distribution of funds; having a committee ensure that things are up to date; and the MOU with CCUSD.

THAT THE CITY COUNCIL:

1. APPROVE THE MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING COOPERATION IN CERTAIN JOINT EVENTS, PROJECTS, AND ECONOMIC DEVELOPMENT-RELATED ACTIVITIES THROUGH JUNE 30, 2024, WHICH MAY BE ADMINISTRATIVELY EXTENDED FOR ONE ADDITIONAL YEAR PURSUANT TO THE TERMS OF THE MOU; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

CC - Approval of On-Call Professional Services Agreements with the Following Firms to Support the City's Planning and Development Department's Current Planning Division's Processing of Development Applications and Planning Initiatives from July 1, 2023 to June 30, 2028 for a Total Amount of Compensation in the Aggregate Not-to-Exceed the City Council Authorized Current Planning Division Budget: Six Planning Consulting Firms (CSG Consultants Inc., Interwest Consulting Group, MIG, Raimi+Associates, Rincon Consultants, Inc., and Willdan Engineering); Eleven Environmental Consulting Firms (Catalyst Environmental Solutions, De Novo Planning Group, EcoTierra Consulting, Environmental Science Associates, Eyestone Environmental, Kimley-Horn and Associates Inc., MIG,

Placeworks, Rincon Consultants Inc., TAHA Environmental Planners and Willdan Engineering); and Two Landscape Architecture, Plan Check & Inspections Firms (Linda Endler & Associates and RJM Design Group)

THAT THE CITY COUNCIL:

1. APPROVE ON-CALL PROFESSIONAL SERVICES AGREEMENTS WITH THE FOLLOWING FIRMS TO SUPPORT THE CURRENT PLANNING DIVISION'S PROCESSING OF DEVELOPMENT APPLICATIONS AND PLANNING INITIATIVES: FROM JULY 1, 2023 TO JUNE 30, 2028 FOR A TOTAL AMOUNT OF COMPENSATION IN THE AGGREGATE NOT-TO-EXCEED THE CITY COUNCIL AUTHORIZED CURRENT PLANNING DIVISION BUDGET:

A. PLANNING FIRMS (SIX): CSG CONSULTANTS INC., INTERWEST CONSULTING GROUP, MIG, RAIMI+ASSOCIATES, RINCON CONSULTANTS, INC., AND WILL DAN ENGINEERING; AND,

B. ENVIRONMENTAL FIRMS (11): CATALYST ENVIRONMENTAL SOLUTIONS, DE NOVO PLANNING GROUP, ECOTIERRA CONSULTING, ENVIRONMENTAL SCIENCE ASSOCIATES, EYESTONE ENVIRONMENTAL, KIMLEY-HORN AND ASSOCIATES INC., MIG, PLACEWORKS, RINCON CONSULTANTS INC., TAHA ENVIRONMENTAL PLANNERS, AND WILL DAN ENGINEERING; AND,

C. LANDSCAPE ARCHITECTURE, PLAN CHECK & INSPECTIONS FIRMS (2): LINDA ENDLER & ASSOCIATES AND RJM DESIGN GROUP; AND,

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - Approval of a One-Year Professional Services Agreement with NBS in an Amount Not-to-Exceed \$29,520 for Park In-Lieu Impact Fee and Nexus Study

Erika Ramirez, Current Planning Manager, provided a summary of the material of record and discussed where funds go.

Discussion ensued between staff and Council Members regarding affordable housing; easing costs for ADUs (Accessory Dwelling

Units) over 750 square feet; accommodating families; exemptions; and reduced fees.

THAT THE CITY COUNCIL:

1. APPROVE A ONE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH NBS FOR THE PARK IN-LIEU IMPACT FEE AND NEXUS STUDY IN AN AMOUNT NOT-TO-EXCEED \$29,520; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - (1) Approval of an Amendment to the Existing Agreement with Konica Minolta for Digitalization of Property Building Records and Final Building Plans for an Additional Amount Not-to-Exceed \$175,000; and (2) Authorization to the City Manager to Approve Additional Amendments to the Agreement to Cover Contingencies in an Amount Not-to-Exceed \$17,500 (10% of Base Amendment)

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE CONTRACT WITH KONICA MINOLTA FOR DIGITALIZATION OF PROPERTY BUILDING RECORDS AND FINAL BUILDING PLANS IN AN AMOUNT NO-TO-EXCEED \$175,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE ADDITIONAL AMENDMENTS TO THE AGREEMENT TO COVER CONTINGENCIES IN AN AMOUNT NOT-TO-EXCEED \$17,500 (10% OF BASE AMENDMENT); AND,
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.

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Item C-7

CC - Approval of an Amendment to an Existing Agreement with Clean Energy Renewables for the Provision of Renewable Natural Gas and Management of Associated Environmental Credits to Extend the Contract Term Through September 30, 2023

Discussion ensued between staff and Council Members regarding plans for a zero emission fleet; replacement of light and medium duty vehicles with electric options; review of necessary electrical improvements to provide sufficient power for additional electric vehicles; complexities related to heavy duty vehicles; limitations to current technology; unavailability of vehicles with the necessary power and range; time necessary to convert CNG (Compressed Natural Gas) to an all-electric fleet; various factors to consider; due diligence; meeting operational demands; use of vehicles with the lowest carbon footprint and reasonable pricing; renewal of a contract using renewable natural gas; California Air Resources Board (CARB) ratings; and the cutting-edge contract.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING CONTRACT WITH CLEAN ENERGY RENEWABLES FOR THE PROVISION OF RENEWABLE NATURAL GAS AND MANAGEMENT OF ASSOCIATED ENVIRONMENTAL CREDITS TO EXTEND THE CONTRACT TERM THROUGH SEPTEMBER 30, 2023; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

CC - Approval of an Amendment to the Existing Professional Services Agreement with Integrated Media Systems (IMS) DBA Cashel Corporation Extending Audio Visual Support Services through June 30, 2025 in an Amount Not-to-Exceed \$65,000 per Fiscal Year

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH INTEGRATED MEDIA SYSTEMS (IMS) DBA CASHEL

CORPORATION THROUGH JUNE 30, 2025 IN AN AMOUNT NOT-TO-EXCEED \$65,000 PER FISCAL YEAR; AND,

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

CC - (1) Adoption of a Resolution Accepting a \$5,400,000 Grant Award from the California Department of Transportation for the City of Culver for Infrastructure Electrification Project, and (2) FOUR-FIFTHS-VOTE REQUIREMENT: Approval of a Budget Amendment to Record the Revenue and Appropriate the Funding for this Project upon Receipt of the Fully Executed Grant Agreements

Mayor Vera invited public comment.

The following member of the public addressed the City Council:

Ruth Roofless discussed expansion of sidewalks to increase safety for everyone and Caltrans participation.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ACCEPTING A \$5,400,000 GRANT AWARD FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION'S PRIORITY LEGISLATIVE BUDGET PROJECTS FOR THE CITY OF CULVER FOR INFRASTRUCTURE ELECTRIFICATION PROJECT; AND,

2. APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE AND APPROPRIATE THE FUNDING FOR THIS PROJECT UPON RECEIPT OF THE FULLY EXECUTED GRANT AGREEMENTS (FOUR-FIFTHS-VOTE REQUIREMENT); AND,

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.

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Item C-10

CC - (1) Receipt of Progress Report on the Status of Implementation of the Rent Control and Tenant Protections Ordinances ("Program"); (2) Approval of an Amendment to the Existing Professional Services Agreement with BAE Urban Economics in an Amount Not-to-Exceed \$63,195 for Implementation and Support Services Related to the Program; (3) Approval of an Amendment to the Existing Professional Services Agreement with Tripepi Smith and Associates in an Amount Not-to-Exceed \$32,610 for Public Communications Support for the Program; (4) Approval of an Amendment to the Existing Professional Services Agreement with HdL in an Amount Not-to-Exceed \$110,000 for Maintenance of the Rental Unit Registration System; and (5) Approval of an Amendment to the Existing Professional Services Agreement with Bet Tzedek in an Amount Not-to-Exceed \$148,736 for Legal Services Related to Landlord-Tenant and Other Housing Issues to Culver City Residents

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Stephen Jones stated that the Rent Control and Tenant Protection Ordinance was the single-most important homeless prevention measure that the City had; discussed the need for adequate funding; and he asked the City Council to support the item.

Kelli Estes expressed opposition to renewing HdL's contract for the Rental Registry; discussed trends; questionable data; data put together by a Planning Commissioner; harassment; the City portal; fees; she questioned what the City used the information for and why staff helped a private citizen give away data; she saw no value to the Registry; and she asked the City Council to discontinue it or drop the fees charged or require tenants to pay for half of it.

Ron Bassilian with one minute ceded from Richard Glaser, expressed concern with the release of information from HdL that was included in the website created by Stephen Jones; discussed public interest; landlord names; owner occupiers; posting of home addresses; complaints from frightened landlords in the anti-landlord climate; putting a chill on the Rent Registry; the definition of doxing; aggregated data; inflammatory and defamatory language used by Stephen Jones; landlords not listed in the record; concern with landlord harassment; complicated legal issues; political power of the City Council to stop

further escalation; public information as a political weapon; he requested that the July 31, 2023 compliance deadline be suspended with direction to HdL to redact landlord names from the registry search; he asked that the City Council agendaize a discussion on how to make landlord names private and to demand that Stephen Jones take down his website; and he stated that if the Rental Registry had to be made public, that the ordinance be re-written accordingly.

Patrick Meighan urged the passage of Item C-10; discussed the affordable housing crisis; vulnerability of apartment renters to displacement; fixing the housing shortage responsible for skyrocketing rents; protection of tenants; the necessary funding allocation to properly implement the ordinances; support for the staff assessment; and support for continued protection of Culver City renters.

Bubba Fish discussed rental prices as the predictor of homelessness rates; amount of income spent in rent; demographics of those living on the streets; rent control as keeping many people from being homeless or displaced; he read a quote referenced by Vice Mayor McMorris acknowledging the importance of addressing mental health issues for the homeless, but clarifying that the only solution is housing; and he asserted that Item C-10 should be passed and any attempts to reduce tenant protections should not be tolerated.

Daniel Young thanked staff for providing valuable services; reported that he felt more comfortable living with protection; he strongly recommended moving forward with the requested funding; supported improvement to the service in the future; and he hoped that the City Council would move past attempts of Ron Bassilian and his group to derail a routine budget vote.

Matthew Pointer was called to speak but did not respond.

Michelle Weiner expressed support for the item; encouraged the City to vote to fully fund the program; discussed the housing crisis; the importance of the Rental Registry; the experience of the city of Salinas with their Rental Registry; public landlord contact information; the important tool; and she noted misinformation being circulated.

Melissa Sanders expressed support for positive items for all community members; discussed cost effectiveness vs. end result; the fact that landlords did not agree to have their private information made public; concern that the City gives out private

information; information available other places; she asserted that the website created by Stephen Jones was unethical and she wanted to see him removed from his Commission seat; stated that the information was a gift to developers to let them know where older buildings with undermarket rent were; and she felt the website was another way to make the City a target for investors.

Robert Perkins provided background on himself; expressed support for the item; reported that he lived in The Meadows where the owner is seeking an exemption from rent control; discussed diversity; the importance of equality; things that can be done to minimize the pain of rising rents; retirees and single-mothers; and the power of the City Council to slow down upheaval or make sure that does not occur.

Carrie Bassilian expressed concern with the release of information; discussed the Santa Monica registry; public interest; unfair targeting of owner/occupied residences; the need to balance a landowner's right to privacy vs. public interest in information; she felt it was foolhardy to take the information outside of the purview of the City Council; and noted the need for oversight.

Jeanne Black expressed support for rent control and tenant protections; asked the City Council to approve the requested contracts; discussed her previous skepticism of rent control; the broken housing market; the homelessness crisis; the number of renters in the City; youth and diversity; data indicating percentage of income spent on rent; increased numbers of people losing housing; unfair evictions; risks to renters without rental protections; implementation of rent control and tenant protections; and she stated that the contracts were necessary components of the program and should be approved.

Joan Davidson was called to speak but did not respond.

Melissa Stucky referred to comments made by previous speakers; discussed concern with being labeled and lumped together with other speakers; other cities with rental information websites; and she expressed concern with comments made regarding government overreach from a person who shared private residents' information without their consent.

Ruth Roofless stated that rent control was tent control more than any other ordinance; she asked that rent control be passed; and she stated that any efforts to protect renters should be passed.

Nancy Barba provided background on herself; felt that being a landlord was a privilege that came with responsibility to register rentals; she pointed out that the requirement had been in place for two years; asserted that homelessness was a housing problem; stated that nothing which eroded keeping people in their homes should be considered; discussed the importance of maintaining and expanding rent control and tenant protections; and she proposed expanding data from landlords to include when units were last leased and when units are vacant to allow staff to monitor whether rental increases are in accordance with the ordinances.

Cary Anderson discussed the Rental Registry; information provided; statements by Stephen Jones regarding his website; felt that Mr. Jones should not be allowed to serve on the Planning Commission; expressed concern that homeless individuals were allowed to have privacy; and he asserted that the website was data mining.

Osa Griffin was called to speak but had previously shared his comments on the Item during Public Comment - Items NOT On the Agenda.

Mayor Vera encouraged people to approach him if they heard things and wanted to get his opinion noting that he supported rent control and tenant protections, and he referenced a report from a resident regarding disinformation spread by an unnamed colleague.

Discussion ensued between staff and Council Members regarding previous support of Measure B in 2020 by Mayor Vera; previous comments made about rent control; recommendations of the UCSF study regarding housing; encouragement for anyone interested in the issue to read *Housing is a Homelessness Issue*; renters who fear speaking out; empathy for those who need support from policy makers; ensuring that the registry is funded; continued public communication; funding for Bet Tzedek; data proving that keeping people housed keeps people off the street; diversity in the community; different opinions on the efficacy of programs; basing decisions on lived experience and data; maintaining a data system for online rental registration; City Council consensus was achieved from Mayor Vera and Council Members Eriksson and O'Brien to direct staff to reexamine how data is collected and released for renters and landlords and extend the deadline for 90 days; confusion as to why an extension is needed; concern with the potential for harassment with the release of

landlord names; what is legally permissible; a request that landlord names be removed; consideration regarding legal issues with the release of data; mining of information; the ability to search for any landlord's name and address at <https://culvercity.hdlgov.com/search>; length of time to bring back an item; and prior extensions of the date.

THAT THE CITY COUNCIL:

1. RECEIVE A PROGRESS REPORT ON THE STATUS OF THE IMPLEMENTATION OF THE RENT CONTROL AND TENANT PROTECTION ORDINANCES; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BAE URBAN ECONOMICS TO INCLUDE THE DEVELOPMENT OF GUIDELINES, PROCEDURES, AND RELATED MATERIALS TO IMPLEMENT THE PROCESSES RELATED TO NO FAULT EVICTIONS WITH CONSIDERATION OF STATE SB 8 REQUIREMENTS, FINALIZE STAFF HANDBOOK, AND PROVIDE ONGOING PETITION, APPLICATION, AND FORM SUPPORT IN AN AMOUNT NOT-TO-EXCEED \$63,195; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH AND ASSOCIATES (TSA) TO CONTINUE A PUBLIC COMMUNICATIONS PROGRAM FOR THE RENT CONTROL AND TENANT PROTECTIONS ORDINANCES IN AN AMOUNT NOT-TO-EXCEED \$32,610; AND,
4. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HDL TO CONTINUE MAINTENANCE OF THE ONLINE RESIDENTIAL RENTAL REGISTRATION SYSTEM AND EDUCATION AND COMPLIANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$110,000; AND,
5. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH BET TZEDEK TO CONTINUE PROVIDING LEGAL SERVICES TO CULVER CITY RESIDENTS IN AN AMOUNT NOT-TO-EXCEED \$148,736; AND,
6. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
7. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC - Adoption of a Resolution Incorporating Sepulveda Boulevard from Venice Boulevard to the southerly City boundary near Franklin Avenue, on the List of City Projects to be Funded by SB1 (The Road Repair and Accountability Act of 2017)

Council Member O'Brien received clarification about past attempts to coordinate street repair with Los Angeles and staff agreement to try again.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INCORPORATING SEPULVEDA BOULEVARD FROM VENICE BOULEVARD TO THE SOUTHERLY CITY BOUNDARY NEAR FRANKLIN AVENUE PROJECT ON THE LIST OF CITY PROJECTS TO BE FUNDED BY SB1 (THE ROAD REPAIR AND ACCOUNTABILITY ACT) .

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Item C-12

CC - 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 2024 Through 2027; and (2) Authorizing the Mayor or His Designee to Execute a Cooperation Agreement with the County of Los Angeles

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION (1) APPROVING CULVER CITY'S PARTICIPATION IN THE LOS ANGELES URBAN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027; AND (2) AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A COOPERATION AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE COUNTY OF LOS ANGELES; AND,

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13

CC - (1) Acceptance of \$30,933.23 in 2022 Assistance to Firefighters Grant (AFG) Program Funds Awarded to the City of Culver City; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating the Grant Funds

THAT THE CITY COUNCIL:

1. ACCEPT \$30,933.23 IN 2022 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM FUNDS AWARDED TO THE CITY OF CULVER CITY; AND,
2. APPROVE A BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS (REQUIRES A FOUR-FIFTHS VOTE).

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Item C-14

CC - Approve Amendments to the Blanket Purchase Orders with Dell Computer Corporation for Fiscal Year 2022-2023 and Fiscal Year 2023-2024 in the Additional Annual Amount of \$150,000 and a Total Amount Not-to-Exceed \$250,000 per Fiscal Year for Each Blanket Purchase Order

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PURCHASE ORDER WITH DELL COMPUTER CORPORATION FOR FISCAL YEAR 2022-2023 IN THE ADDITIONAL AMOUNT OF \$150,000, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$250,000; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING PURCHASE ORDER WITH DELL COMPUTER CORPORATION FOR FISCAL YEAR 2023-2024 IN THE ADDITIONAL AMOUNT OF \$150,000, FOR A TOTAL AMOUNT NOT-TO-EXCEED \$250,000; AND,
3. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-15

CC - Approval of Amendments to the Purchase Orders with McNeilus Truck and Manufacturing (\$10,000), Cummins Cal Pacific LLC (\$55,000), Airport Marina Ford (\$10,000), Border Recapping LLC (\$15,000), Grainger Industrial Supply (\$15,000) and Waxie Sanitary Supply (\$20,000) for an Additional Aggregate Amount of \$125,000 in Fiscal Year 2022-2023

THAT THE CITY COUNCIL:

1. APPROVE AMENDMENTS TO THE PURCHASE ORDERS WITH MCNEILUS TRUCK AND MANUFACTURING (\$10,000), CUMMINS CAL PACIFIC LLC (\$55,000), AIRPORT MARINA FORD (\$10,000), BORDER RECAPING LLC (\$15,000), GRAINGER INDUSTRIAL SUPPLY (\$15,000) AND WAXIE SANITARY SUPPLY (\$20,000) FOR AN AGGREGATE ADDITIONAL AMOUNT OF \$125,000; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-16

CC:PA - Approval of a Three-Year Agreement with First Data Merchant Services LLC for Credit Card Payment Processing

THAT THE CITY COUNCIL:

1. APPROVAL OF A THREE-YEAR AGREEMENT WITH FIRST DATA MERCHANT SERVICES LLC FOR CREDIT CARD PAYMENT PROCESSING; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-17

CC - (1) Approval of Annual Insurance Policy Renewals for the City's Insurance Portfolio for Fiscal Year 2023 - 2024 with a Premium of Approximately \$3,925,009.85, as Presented by City's Insurance Broker AON Risk Insurance Services West, Inc. (AON); (2) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (3) Amendment to Existing Professional Services Agreement with AON to Continue

**Providing Broker Services for the City's Insurance Programs
through June 30, 2024**

THAT THE CITY COUNCIL:

1. APPROVE RECOMMENDED FISCAL YEAR 2023 - 2024 INSURANCE RENEWAL PROGRAM WITH A PREMIUM OF APPROXIMATELY \$3,925,009.85, AS PRESENTED BY THE CITY'S INSURANCE BROKER AON RISK INSURANCE SERVICES WEST, INC.; AND,
2. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION (CCMC) 3.07.075.F.3; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AON RISK INSURANCE SERVICES WEST, INC. TO CONTINUE PROVIDING BROKER SERVICES FOR THE CITY'S INSURANCE PROGRAMS THROUGH JUNE 30, 2024; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-18

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of an Amendment to the Existing Services Agreement with Utility Systems, Science and Software (US3), for Maintenance of the Emergency Notification System and the Sewer Flow Monitoring System (ENS/SFMS) in an Additional Amount Not-to-Exceed \$434,123 (\$394,273 Base Amendment and \$39,400 in Contingency Authority)

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING SERVICES AGREEMENT WITH UTILITY SYSTEMS, SCIENCE, AND SOFTWARE, INC., IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$434,123 (\$394,723 BASE AMENDMENT, PLUS \$39,400 IN CONTINGENCY AUTHORITY); AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE US3 AGREEMENT CONSISTENT WITH THE ABOVE CONTINGENCY AMOUNT; AND,

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.

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Item C-19

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Amendment to Existing Professional Services Agreement with AON Risk Insurance Services West, Inc. to Continue Providing Actuarial Services for the City's Insurance Programs through June 30, 2024 in the Amount of \$10,500

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION (CCMC) 3.07.075.F.3; AND,

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AON RISK INSURANCE SERVICES WEST, INC. TO CONTINUE PROVIDING ACTUARIAL SERVICES FOR THE CITY'S INSURANCE PROGRAMS THROUGH JUNE 30, 2024 IN THE AMOUNT OF \$10,500; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

Heather Baker, City Attorney, clarified that information on landlords was available by searching the website referenced by Vice Mayor McMorris.

MOVED BY COUNCIL MEMBER PUZA, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-19.

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Action Items

Item A-2
(Out of Sequence)

CC: Consideration and, if Desired, Direction to the City Manager to Prepare and Transmit Letters of Support for Federal Legislation Pertaining to (1) Regulating Assault Weapons; (2) S.173 and H.R.660, the Safe Storage of Firearms (also known as "Ethan's Law"); and (3) S.494 and H.R.715, Background Checks for Every Firearm Sale

Shelly Wolfberg, City Manager's Office, indicated being available for questions.

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Megan Oddsen Goodwin thanked the City for their support; provided statistics on gun violence to date in 2023; she asked that the City join federal efforts to enact common sense gun safety legislation by supporting an assault weapons ban, mandated secure firearms storage, and background checks for every sale and transfer of firearms; discussed benefitting to the City from the regulations; the effectiveness of cities supporting national legislation; and she indicated providing templates to assist in drafting letters.

Sarah McMahon expressed appreciation for steps taken to make the City safer and support for Gun Violence Awareness month; discussed preventable gun violence in America; the seriousness of the gun violence epidemic; and she expressed hope that the City Council would support the resolution.

Discussion ensued between staff and Council Members regarding support for strict gun laws; interpretation of the Second Amendment; regulation of weapon type; requiring background checks and waiting periods before purchase; comprehensive screenings; keeping guns out of the hands of those who may do harm to others; required training to operate a firearm; support for a national effort; making

the City and the country safer; appreciation for the advocacy of Culver 878, Women Against Gun Violence; gun violence prevention; taking a wholistic view; education; suicide prevention; violence interruption; different ways to get to safety; encouragement for additional initiatives and approaches; and appreciation for the distribution of the orange ribbons.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE CITY MANAGER TO PREPARE AND TRANSMIT LETTERS OF SUPPORT FOR S.25., H.R698., S.173., H.R.660, S.494, AND H.R.715.

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Item A-1

CC - (1) Appointments to the Civil Service Commission; Cultural Affairs Commission; Parks, Recreation, and Community Services Commission; Planning Commission; Board of Trustees of the Los Angeles County West Vector and Vector-Borne Disease Control District; Landlord-Tenant Mediation Board; Advisory Committee on Housing and Homelessness; Bicycle and Pedestrian Advisory Committee; Disability Advisory Committee; Equity and Human Relations Advisory Committee; Fiesta La Ballona Committee; and LAX Area Advisory Committee; (2) Consideration of an Appointment of a Labor Representative to fill a Finance Advisory Committee Labor Seat; (3) Consideration of Approval of the Recommendation for the Culver City Unified School District Representative to the Bicycle and Pedestrian Advisory Committee; and (4) Direction to the City Clerk Regarding any Vacancies not Filled

Mimi Ferrel, City Clerk Specialist, pointed out a clerical error on page 3 of the staff report noting that Joseph Dougherty was still interested in being considered and his name was listed on page 4.

Vice Mayor McMorris apologized for not being present for the interviews last week, but she noted that she had watched the meeting online.

Discussion ensued between staff and Council Members regarding criteria used for selection; appreciation to those willing to

serve; an observation that there were not many youth applications; the need for representation from across the City and diversity of age, region, and backgrounds; appreciation for efforts of staff to make applications available; Vote 16; opportunity for continued outreach; encouragement to anyone not appointed, to reapply during the next appointment cycle; ensuring parity in community representation in terms of gender and gender non-conforming; female representation on the Finance Advisory Committee (FAC); allowing a chance for new voices; inclusivity; equity; the intensive process for general planning for the parks; encouragement for people to get involved whether or not they are appointed; the working relationship between the City and the Downtown Business Association (DBA); those who already have a voice in the City; appreciation for the work of those seeking reappointment; taking the opportunity to center traditionally marginalized voices; encouragement for more interaction between the City Council and all CBCs; ensuring that streets and sidewalks in the City are traversable for everyone; the policy indicating that a person can only serve on one CBC and the previous exception made for Robyn Tenensap to serve as the Disabled Representative on the Bicycle and Pedestrian Advisory Committee (BPAC) and the Disability Advisory Committee (DAC); the nomination from CCUSD for Dane Twichell to be reappointed to the BPAC; history of Culver City as a Sundown Down and concern with disproportionate data the City currently receives; the importance of allowing participation by those with lived experience who are interested in doing equity work; engagement of those closest to the issue; the exemption made for one person to serve on two bodies; valuable expertise; and Council Members expressed their preferences for individuals to serve on the various bodies.

Additional discussion ensued between staff and Council Members regarding redefining the Fiesta La Ballona Committee; (FLBC) insufficient number of applications to fill seats and difficulty achieving a quorum for meetings; inability of participation in the 2023 Fiesta; a suggestion to hold off on nominations; City Council consensus was received from Mayor Vera and Council Members Eriksson, O'Brien, and Puza to work with Parks, Recreation and Community Services (PRCS) to redefine the role of the FLBC; the ability to have a more competitive application process for a new Committee; support for updating other Committees; agendizing a discussion of all Committees; work of the Landlord Tenant Mediation Board (LTMB) to redefine their scope; a reminder to LAX Area Advisory Committee to have representatives provide agendized reports to the City Council; replacement of John Wahlert with Jorge Alvarez on the LAX Area

Advisory Committee; and it was noted that Greg Maron had been appointed as the CCUSD representative for the BPAC.

Mayor Vera invited public comment.

The following members of the public were called to speak but did not respond:

Carlos Valverde
Rebecca Rona
Andrew Flores
Marci Baun
Jack Galanty

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY MAYOR VERA THAT THE CITY COUNCIL MAKE THE FOLLOWING APPOINTMENTS:

1. APPOINT SAL LAPARDO TO SEAT NO. 1, APPOINT MICHELE VAN GELDEREN TO SEAT NO. 4, AND APPOINT PETER STERN TO SEAT NO. 5 ON THE CIVIL SERVICE COMMISSION FOR FULL TERMS EXPIRING ON JUNE 30, 2027; AND,

2. APPOINT TANIA FLEISCHER TO SEAT NO. 4 ON THE CULTURAL AFFAIRS COMMISSION FOR A FULL-TERM EXPIRING JUNE 30, 2027; AND,

3. APPOINT CRYSTAL ALEXANDER TO SEAT NO. 2 OF THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION FOR A FULL-TERM EXPIRING JUNE 30, 2027; AND,

4. APPOINT DARRELL MENTHE TO SEAT NO. 1 OF THE PLANNING COMMISSION FOR A FULL-TERM EXPIRING ON JUNE 30, 2027; AND,

5. APPOINT JAY GARACOCHEA TO SEAT 1 OF THE BOARD OF TRUSTEES, LOS ANGELES COUNTY WEST VECTOR AND VECTOR-BORNE DISEASE CONTROL FOR A TERM EXPIRING ON DECEMBER 31, 2027; AND,

6. APPOINT WYATT GRAY TO FILL TENANT SEAT NO. 4, APPOINT GARY DUBOFF TO FILL LANDLORD SEAT NO. 4, AND APPOINT JACKSON BRISSETTE TO FILL MEMBER AT-LARGE SEAT NO. 4 OF THE LANDLORD-TENANT MEDIATION BOARD FOR FULL TERMS EXPIRING ON JUNE 30, 2027; AND,

7. APPOINT JONATHON DILWORTH TO SEAT NO. 5 FOR A FULL-TERM EXPIRING JUNE 30, 2027, AND APPOINT ROBERT GAGNIER TO SEAT NO. 7 FOR A PARTIAL FULL TERM EXCEEDING TWO YEARS ON THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS; AND,

8. APPOINT JACK GALANTY TO RESIDENT DISABILITY REPRESENTATIVE, APPOINT JOEL FALTER TO RESIDENT SEAT NO. 1, APPOINT DOROTHY SADD TO RESIDENT SEAT NO. 2, APPOINT GREG MARON AS CCUSD REPRESENTATIVE, AND REAPPOINT DANE TWICHELL TO THE CHAMBER OF COMMERCE REPRESENTATIVE SEAT FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2025; AND,

9. APPOINT IFUNANYACHUKWU NWEKE TO SEAT NO. 1, REAPPOINT HAIFAA MOAMMAR TO SEAT NO. 3, APPOINT DENICE RENTERIA TO SEAT NO. 5, AND REAPPOINT LONDON MCBRIDE TO SEAT NO. 7 FOR FULL TERMS EXPIRING ON JUNE 30, 2027, AND APPOINT AYL A MOSES TO THE YOUTH SEAT AND APPOINT JEZENIA AGUIRRE TO THE LABOR SEAT FOR ONE-YEAR TERMS EXPIRING ON JUNE 30, 2024 ON THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE; AND,

10. MAKE NO APPOINTMENTS TO THE FIESTA LA BALLONA COMMITTEE AT THIS TIME; AND,

11. APPOINT MARCY SOOKNE TO SEAT NO. 3, APPOINT KETCHA THOMPSON TO SEAT NO. 8, AND REAPPOINT JANICE GOLDBERGER TO SEAT NO. 9 FOR FULL TERMS EXPIRING ON JUNE 30, 2027, AND APPOINT SHELLA LEEFTRIDGE TO SEAT NO. 7 FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2024 ON THE DISABILITY ADVISORY COMMITTEE; AND,

12. APPOINT ANISSA DI VINCINTE TO LABOR REPRESENTATIVE SEAT ON THE FINANCE ADVISORY COMMITTEE WITH NO SET TERM LIMIT; AND,

13. APPOINT KEVIN KLOWDEN, LUCIANO NOCERA, AND JORGE ALVAREZ TO FILL THE THREE REPRESENTATIVE SEATS TO THE LAX AREA ADVISORY COMMITTEE FOR FULL ONE-YEAR TERMS OF JANUARY 1, 2024 TO DECEMBER 31, 2024.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, PUZA, VERA
NOES: NONE
ABSTAIN: MCMORRIN

Mimi Ferrel, City Clerk Specialist, congratulated the appointees and indicated that staff would be in touch to let them know about next steps in the onboarding process; she reported required attendance of virtual AB 1234 Ethics and Conflict of Interest training on June 29 at 12 p.m.; and she noted that the training was required every two years.

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Item A-3

HA - ACTION ITEM: (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of an Amendment to the Existing Professional Service Agreement with Saint Joseph Center to Provide Expanded Homeless Outreach Services During Weekdays, Evenings, and Saturdays in an Amount Not-to-Exceed \$705,565

Christina Stoffers, Acting Management Analyst, provided a summary of the material of record.

Council Member Eriksson received clarification regarding flexibility with the scope of the contract for Saint Joseph Center (SJC), and the termination clause.

Mayor Vera invited public comment.

The following members of the public addressed the City Council:

Stephen Jones was called to speak but did not respond.

Kelli Estes was called to speak but did not respond.

Khin Khin Gyi was called to speak but did not respond.

Ruth Roofless discussed the amount of money for outreach allocated to SJC; support for making the resource available; the importance of getting people indoors; dispersing vouchers that can't be redeemed; providing a route for people to get from the streets into permanent housing; concern with investing in afterhours outreach to approach people when they can't really help them; and she proposed using the money to make a difference by helping people with security deposits instead.

Melody quoted Dr. Maya Angelou; discussed changing attitudes; expressed gratitude to the City Council and to SJC for their efforts; indicated no longer being houseless; discussed break-ins to units and loss of personal effects; people kicked out of the program, injuries, and death; concern that SJC had not provided any crisis counseling; and support for keeping SJC but noted the need for greater communication and access.

Discussion ensued between staff and Council Members regarding appreciation to the speaker who has become a strong advocate for unhoused neighbors to ensure coordination of care; staff agreed to follow up on concerns; pressing issues facing the

region; the slow growth approach taken for decades; jobs to homes ratio; the practice of being welcoming to businesses but not to people; growing economic inequality and low wages; appreciation to the previous City Council for their efforts to start programs to help the situation; moral opposition to the action of the current City Council to enact an Anti-Camping Ordinance until housing and services are available; continued waiting for services to go online; money spent in a crisis; putting resources into helping people; the competitive bidding process; the long history with SJC; staff confidence in services provided; people dealing with a system that has failed them; the importance of consistency; the need for repeated outreach to people in a vulnerable state; the Mobile Crisis Intervention Unit; reevaluation of services in the future; impacts of programs to services; the reasonable and understandable request for more hours and coverage; acknowledgement that Culver City cannot solve homelessness alone but can do their part in the region; and reasonable job reclassifications.

Additional discussion ensued between staff and Council Members regarding challenges faced by those on the street; delays to Project Homekey; 24/7 onsite support; SJC staffing challenges; concern with comments indicating that the only thing the current City Council has accomplished is the Anti-Camping Ordinance; the feeling that declaring the emergency ordinance helped expedite the Safe Sleep facility; decreased reliance on SJC; reevaluating the situation once everything is up and running; and moving money to other services if the need is decreased.

Further discussion ensued between staff and Council Members regarding instruction to staff to start negotiating long-term motel contracts; the budget; allocation of an additional \$12 million dollars by the City Council; politics involved with looking back and making comparisons; appreciation for those who came out to speak; sustained interest around the important crisis impacting the City and the region; the privilege of expressing feelings while people are experiencing crisis on the streets; direction and requests made from staff to pursue safe camping and identify sites; dedication of resources; leading with care and equity; monthly community care meetings; appreciation for feedback from unhoused neighbors about their experiences in a setting where they are not attacked; things said in Council Chambers about people who have been failed by the system; life or death situations; neighbors deserving of care and support; housing as a homelessness issue; the need for crisis counselors for the unhoused; the City as playing catch up; stories from neighbors who have been failed; people who say

that the homeless just want to live outside and do not want housing; the human issue; the crisis; the privilege of being able to allocate resources to the many needs of the community; encouragement to staff to lean into care, crisis support, resources, housing, and to do anything possible to help neighbors who deserve support; politics vs. doing the right thing; the previous City Council that did not want to do anything but provide housing while people died on the street; lack of support for pallet shelters; and the importance of using every available tool.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION (CCMC) 3.07.075.F.3; AND,

2. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SAINT JOSEPH CENTER TO PROVIDE EXPANDED HOMELESS OUTREACH SERVICES DURING WEEKDAYS, EVENINGS, AND SATURDAYS FOR THE PERIOD OF JULY 1, 2023, THROUGH JUNE 30, 2024 IN AN AMOUNT NOT-TO-EXCEED \$705,565; AND,

3. AUTHORIZE THE CITY ATTORNEY TO PREPARE/REVIEW THE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Public Comment - Items Not on the Agenda

Mayor Vera invited public comment.

T'Ana Allen, Deputy City Clerk, indicated no requests to speak.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

Council Member O'Brien received full City Council consensus to agendize creating a letter of intent to add lighting to the Ballona Creek Bike Path; he discussed existing plans in place for the portion from Syd Kronenthal to Duquesne and for Duquesne to Sepulveda; and he noted the efforts of Streets for All to get agencies along the Creek to provide lighting and a safe place to ride all the way to Marina del Rey.

Discussion ensued between staff and Council Members regarding a similar request that was previously made and dismissed due to jurisdictional issues, and focusing on the areas in the City's jurisdiction.

Council Member Puza received consensus from Mayor Vera and Council Member O'Brien to agendize a discussion of making use of interns for Council Members.

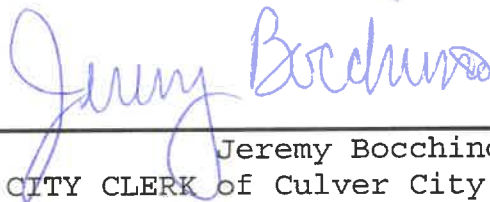
Mayor Vera received consensus from Council Members Eriksson, O'Brien, and Puza to adjourn the meeting in memory of François Bardol.

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Adjournment

There being no further business, at 11:39 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of François Bardol to a meeting to be held on July 10, 2023.

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Jeremy Bocchino
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency
Board, Redevelopment Financing Authority, Culver City Parking
Authority and Culver City Housing Authority Board
Culver City, California



ALBERT VERA
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board,
Redevelopment Financing Authority, Culver City Housing
Authority Board, and Culver City Parking Authority

Date: 10 July 2023