

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:38 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Labor Negotiators

City designated representatives: Odis Jones, City Manager; Dana Anderson, Chief Human Resources Officer; Stephen Agostini, Chief Financial Officer

Employee Organizations: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Police Management Group; Culver City Firefighters Association; Culver City Fire Management Group
Pursuant to Government Code Section 54957.6

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CS-2 CC - Public Employee Performance Evaluation

Title: City Manager

Pursuant to Government Code Section 54957

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Regular Session

Mayor Puza reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 7:03 p.m. with five Council Members present.

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Recognition Presentations - 6:30 p.m.

Item R-1

CC - Presentation of a Certificate of Recognition to Mrs. Judith Boling-Bazar for 59 Years of Service to the Culver City Community

Mayor Puza, presented a certificate of recognition to Judith Boling-Bazar for her 59 years of service to the Culver City Community.

Judith Boling-Bazar expressed appreciation for the recognition noting that she loved her work.

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Item R-2

CC - Presentation of a Commendation to No Limits for Deaf Children in Recognition of its 30th Anniversary

Council Member O'Brien presented a commendation to No Limits for deaf children and families in recognition of its 30th anniversary.

Michelle Christie, founder of No Limits for deaf children and families, thanked the City Council for the honor and introduced Jacob who started with the program at the age of 3.

Jacob provided background on himself; noted that No Limits for deaf children and families had helped him with his speech and vocabulary and though it was really hard, he loved it there.

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Item R-3

CC - A Proclamation Declaring April 22, 2026 as Earth Day in Culver City

Council Member McMorris presented a proclamation declaring April 22, 2026, as Earth Day in Culver City.

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CC - A Proclamation Declaring April 24, 2026 as Arbor Day in Culver City

Vice Mayor Fish presented a proclamation declaring April 24, 2026, as Arbor Day in Culver City

Dr. Suzanne Debenneditis, Greener Way Associates, thanked the City Council and staff for their work to make Culver City great; provided background on herself and the organization; discussed environmental ethics; creating climate resilient communities; thanked Culver City Fire Department (CCFD) and CERT (Community Emergency Response Training); noted the importance of knowing and working with neighbors; and she invited everyone to join them Envirofest on May 2 noting that free fruit trees were available to those who got there early.

Sean Singletary, Environmental Programs and Operations Manager, invited everyone to Envirofest at Veterans Park on May 2 at 9:00 a.m. noting that there would be a compost giveaway, e-waste and hazardous materials collection, paper shredding, tree and plant giveaways, and tabling for community partners.

Melissa Sanders reminded everyone about the importance of trees and Council Members about the importance of the environment.

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the oral statement of Land Acknowledgement.

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Closed Session Report

Mayor Puza indicated nothing to report out of Closed Session.

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**Community Announcements by Members/Updates from Commissions,
Boards and/or Committees/Information Items from Staff**

Troy Dunlap, Culver City Police Department (CCPD) Assistant Chief, introduced three new police officers and welcomed them to Culver City.

Jason Sims, CCPD Chief, discussed an arrest related to a traffic collision on March 8 involving a person under the influence of alcohol and in possession of illegal narcotics and a weapon; the City Council request for information on the arrest of that individual by federal authorities last month in front of CCPD when they were released from CCPD custody; U.S. Customs Enforcement inquiries to CCPD regarding the person in custody; standard procedures; the fingerprinting process that a database accessible by the Federal Bureau of Investigation (FBI), Department of Justice (DOJ), and Immigration and Customs Enforcement (ICE); notification of other agencies when a wanted person is booked; automatic notification when undocumented individuals are entered into the database; clarification that per California state law, Culver City policy and CCPD policy, immigration detainers or requests for notification of release sent by ICE are not honored; state law mandating that all arrests are reported to the DOJ; release of the person in custody on March 9, 2026 consistent with applicable laws and standard booking and release processes; clearly identifiable federal agents who took the person into custody outside of CCPD and off of City property; the arrest witnessed by community members and members of CCPD; the request for advance notification of release sent by ICE that was not honored; he asserted that at no point did CCPD notify, coordinate with or assist federal immigration authorities; discussed lack of prior knowledge that federal agents were present or waiting outside at the time of the release; the common occurrence in the Los Angeles county region over the last several months; public information available on the Los Angeles county website; he stated that CCPD personnel do not participate in immigration enforcement activities nor do they provide resources or assistance for that purpose; discussed strict oversight and auditing of data from Automated License Plate Readers (ALPRs); he asserted that they did not share their data with any outside law enforcement agency and noted that no ALPR searches were conducted related to the vehicle involved in the incident; stated that all ALPR queries are audited and those records are available on the CCPD website; he reported that he notified the City Council via text and email and issued a press release about the arrest that came out the same day; and he

indicated that additional information was available at culvercitypr.gov.

Discussion ensued between staff and Council Members regarding welcome to the new CCPD officers; appreciation for the report; automatic notification when undocumented individuals are fingerprinted at CCPD; the telephone inquiry made by ICE to CCPD and information required to be supplied to the federal authorities by state law; the mandatory system that all arrestees are entered into; California law requiring the confirmation of certain information; public information; the Los Angeles County Inmate Locator website; appreciation for the information provided to Council Members in a timely manner; community concern; and appreciation for the officers and community members involved in preventing a kidnapping at Fox Hills Park.

Additional discussion ensued between staff and Council Members regarding clarification that CCPD officers do not question whether a person is undocumented when they are arrested; outward notification of immigration status automatically when a person is fingerprinted; clarification that information requested by ICE is publicly available; the call made to CCPD after the ICE agents were already parked at the location; and appreciation for the presentation and information provided.

Jeremy Bocchino, City Clerk, announced that applications were being accepted for open positions on Committees, Boards, and Commissions (CBCs) until May 11; discussed the opportunity to serve; open positions; the ability to advise the City Council on various topics; applications and additional information available at culvercity.org/serve; demonstrated where to find the applications and how to obtain information on different CBCs; and noted that they would be present at the Farmers Market and other events with more information.

Mayor Puza noted that in an effort to reduce meeting length, Council Members would keep their announcements to two minutes or less.

Council Member Vera received unanimous City Council consensus that when the meeting is adjourned, that it be adjourned in memory of Tina Mollica, past president of the Culver City Sister City Committee.

Council Member O'Brien discussed the Third Annual Exchange Club-sponsored Get The Funk Out Backpack for Kids fundraiser.

Council Member McMorris noted that April is Arab American Month, Autism Acceptance Month, and Sexual Assault Awareness Month; encouraged all community members to learn more about the issues and engage meaningfully in observance of them; acknowledged the new Assistant City Manager for Economic Development, Vitality and Equity noting that he had recently been inducted into the 41st Annual College of Ministers and Laity Board of Sponsors at Morehouse College; and she wished a Happy 145th Founders Day to her Spellman College sisters noting that her daughter had recently committed to attending.

Vice Mayor Fish invited everyone to the Culver City Senior Center Open House on April 18; encouraged interested parties to apply for open positions on CBCs; discussed invitations going out for participation in the first Culver City civic assembly on how to increase resident participation in the budget process; reported enjoying a seder at Temple Akiva with Mayor Puza and others; and he expressed congratulations to the CCHS (Culver City High School) Reproductive Rights and Tolerance Club on their recent successful drag show fundraiser with proceeds benefitting Planned Parenthood and the LGBTQ Center.

Mayor Puza wished a Happy Easter and Passover to those who celebrated; reported celebrating the Persian New Year with the Ismaili community at the Wende Museum; and reminded everyone to save the date for the Third Annual Mental Wellness and Resource Fair on April 29 hosted by the Mobile Crisis Team (MCT).

Council Member McMorris received unanimous consensus that when the meeting is adjourned, that it be adjourned in memory of Nancy Bowen, a Vice Mayor in Florida preparing to run for Congress, who was recently killed; she highlighted Sexual Assault Awareness Month; and noted that domestic violence is something everyone needs to do more about.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza invited public comment noting that the comment period would be limited to 20 minutes with an additional opportunity to provide comment later in the agenda.

Jeremy Bocchino, City Clerk, read the statement on hate speech and guidelines to make public comment noting the ability for people to cede their time if someone else has already expressed the same comments.

The following members of the public addressed the City Council:

Monica Richardson discussed a person run over and killed by an intoxicated driver previously released by the City of Los Angeles for a DUI; asserted that Culver City should not go forward with the Overland project; discussed apartments in the area; seniors; questioned whether a full ADA (Americans with Disabilities Act) analysis or an ADA transition plan had been completed; expressed concern with making a legal access choice; and she asserted that right turn lanes could not be removed on Washington and Culver.

Vice Mayor Fish exited the dais.

Stephanie Pryor provided background on herself; asked the City Council to put aside the money allotted for Better Overland until better community input and studies can be done on impacts to traffic, parking, and curb and sidewalk access for the disabled; she asked that sidewalks be repaired before implementing drastic changes to the neighborhood; discussed parking near Rotary Plaza; and concern with proposed removal of parking on the west side of Overland exacerbating existing difficulty for caregivers, helpers, family members and residents without assigned parking.

Debbie Gambino stated that she did not object to housing but had concerns with the appropriateness of the significant and abrupt increase in scale of a proposed development on Lafayette Place; discussed replacement of low density housing on a narrow residential street; concern with neighborhood compatibility, privacy, access to sunlight, overall livability, shadowing on adjacent homes, and adjacency to a recognized historical area; altering the character of the neighborhood; and she asserted that a CEQA (California Environmental Quality Act) analysis was necessary.

Carolyn Libuser discussed a 2019 traffic study rating Jefferson and Overland at a Level of Service of F; time savings projected to get from Washington and Overland to Hannum in evening rush hour; traffic calming that would slow traffic through intersections; information provided on the Culver City website; removing left turn lanes, islands and slip lanes; and she indicated the intent to slow traffic.

Sheila Korsi reported being a member of a senior vulnerable community living in Rotary Plaza; expressed concern with

proposed changes to Overland Avenue; questioned where traffic was going to go; asserted that if something is not broken it does not need to be fixed; discussed difficulty parking in downtown Culver City; dangerous driving conditions; confusion; traffic lights at Washington and Overland, and Jefferson and Overland; and she asked Culver City to care for their residents and families.

Nancy Furtado expressed agreement with previous speakers; asked that parking on Overland not be eliminated; discussed effects to Rotary Plaza; parking for family members and caretakers; traffic congestion; and she requested an impact study before moving forward.

Vice Mayor Fish returned to the dais.

Mayor Puza exited the dais.

Angelina Seiger indicated being an Eaton Fire survivor now living at Rotary Plaza with 99 other voting residents; expressed opposition to the bike lane; asserted that they had never received any notification; discussed concern that Council Members have a vested interest in cycling or work for the transportation department; reported that the back parking lot had been taken away to provide safe camping for homeless individuals but not for seniors; discussed allowing people to live in RVs; seniors who fell and were injured on damaged sidewalks; and she asked the City Council to do the right thing.

Consuelo Roman spoke through an interpreter to express opposition to the Overland Project; discussed those with mobility issues; and difficulty carrying groceries when parking further away.

Mayor Puza returned to the dais.

Council Member McMorris exited the dais.

Grace Salzone, a resident of Rotary Plaza on Overland Avenue, expressed opposition to the Better Overland Project; urged the City Council to rescind its prior vote; noted that the plan had previously been rejected by the affected residents; indicated that the construction of concrete bike lanes and removal of parking would negatively affect the quality of life of families and seniors living on Overland Avenue between Venice and Jefferson Boulevards; discussed the importance of convenient parking for medical transportation and caregiver access for the

over 100 senior residents of her building; and she pointed out that none of the senior residents would be able to use a bicycle.

Imgard Gomez was called to speak but was not present in Council Chambers or online.

Chaiya Jones, CCHS student and Youth Member of the EHRAC (Equity and Human Relations Advisory Committee), discussed the EHRAC Youth Advisory Ad Hoc Subcommittee created to explore the idea of establishing a Youth Advisory Committee for Culver City; unanimous subcommittee member agreement on the value of establishing such a committee; other cities, including Los Angeles, Long Beach, and Palos Verdes, that have existing youth advisory councils; and benefits of a youth advisory committee.

Carlos Valverde, EHRAC Member, requested that the EHRAC 2025-26 work plan be amended to allow the subcommittee to continue its research and, if appropriate, bring a formal recommendation to the City Council at a later date.

Council Member O'Brien received consensus from Mayor Puza, Vice Mayor Fish, and Council Member Vera in favor of exploring the matter, and staff agreed to bring back a report.

Coco Rubalcava was called to speak but was not present in person or online.

Mimi Satterberg was called to speak but was not present in person or online.

Ana Maria Maldonado, a 90-year-old resident of a nursing care facility on Jefferson Boulevard, expressed opposition to the Overland project, noting that proposed changes to sidewalk and parking conditions would affect all residents; noted many neighbors of similar age with similar concerns; and she urged the City Council to have compassion for senior residents.

Julie Guzman, a graduate student at the University of Southern California (USC) studying social work with a focus on children, youth, and families, discussed language barriers in accessing social services in Culver City; noted that she was raised in a Latino and Filipino immigrant household and observed firsthand the difficulty of navigating City systems when English is not one's primary language; stated that even when resources exist, they are not always accessible in practice; discussed children who are frequently placed in the position of translating sensitive or complex information for their families; and she

urged the City Council to invest in language access by increasing bilingual staff, expanding translated materials, and strengthening partnerships with community organizations.

Jeremy Bocchino, City Clerk, reported that the 20-minute time limit had been reached.

Mayor Puza indicated that there would be another opportunity to provide Public Comment for Items Not On the Agenda later in the meeting for those who had not been able to speak.

Council Member McMorris returned to the dais.

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Receipt and Filing of Correspondence

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON APRIL 13, 2026.

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Order of the Agenda

Items C-4, C-7, C-9 and C-11 were pulled from the Consent Calendar for separate consideration and Item C-14 was considered after Item A-1.

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Consent Calendar

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

B Elliott spoke on Item C-4; provided background on herself as an artist; requested support for arts funding; noted the economic impact on artists from current market contraction; and described Culver City as a gateway and artists as ambassadors for the City and the region.

Jahcobie Cosom, consultant with Artist Magnet Justice Alliance, spoke on Item C-4; urged the City Council to vote in favor of the RFP (Request for Proposal) to support arts activations in Culver City during the 2028 Olympics and Paralympics; discussed

navigating public spaces as an artist and as a person managing access challenges; Black artists who are too often welcomed for entertainment but not invested in as leaders, workers, and culture bearers; disability access treated as an add-on rather than a starting point; and indicated that the decision reflects whether Culver City will fund a public cultural vision that includes people typically pushed to the margins of civic life, with paid opportunities, real visibility, artist fees, accessible transportation, and programming that reflects the full humanity of Culver City residents.

Jeremy Bocchino, City Clerk, received confirmation that the speakers were commenting in support of a Consent Item related to a Memorandum of Understanding (MOU) with the Cultural Arts Foundation.

Michelle Roshanzamir, consultant for SoCal28, spoke on Item C-4 urging the City Council to support the RFP to fund arts activations during the 2028 Olympic and Paralympic Games; discussed attention brought to the region with the Olympics in June and the Paralympics in August of 2028; making Culver City a cultural destination rather than a passthrough; described SoCal28 as a public pop-up arts festival designed by local artists affected by the fires and recent cuts to arts funding; discussed activation of iconic Culver City venues including the Kirk Douglas Theatre, Ivy Substation, and Culver Hotel; transit routes, storefronts, and public spaces; noted that the proposal features over 100 local artists with more than 50 percent of the budget directed to local artist fees; and discussed a plan to connect audiences from the Culver City Metro station to festival sites via Culver City bus routes aligning with zero emission transit goals.

Jeremy Bocchino, City Clerk, directed speakers to Cultural Affairs and Culver Arts Foundation representatives present in Council Chambers for further discussion.

Diego de los Andes, street performer and artist with SoCal28, spoke on Item C-4, urged a vote in favor of the RFP; discussed his experience performing across three continents and the transformative power of street performance and public art; noted Culver City's potential to be a pioneer and global leader in public art given the approaching 2028 Olympics; and expressed his belief that the Games represent an opportunity for Culver City to lead with vision, invest in its cultural future, and shape a city that is alive, connected, and reflective of the creativity of the community.

Trevor Davis, consultant, advocate, and community organizer, spoke on Item C-4, urged support for the RFP for arts activations during the 2028 Olympics; discussed the value of arts and culture in civic life as a tool to revitalize, educate, activate, connect, and heal communities; noted that Culver City benefits from the creative economy and cultural placemaking; indicated that the RFP is about treating the arts as civic infrastructure that builds belonging and connection; and noted that Culver City's Cultural Equity Plan called for investing in local artists, cultural experiences, and community connection.

Marci Baun spoke on Item C-9; expressed support for improving pedestrian access on Ocean Avenue to assist students in reaching nearby schools; discussed concern that the proposed sidewalk project would require the removal of large mature trees; the irony of tree removal on Arbor Day; significant environmental benefit provided by mature trees through CO₂ absorption and oxygen production; did not feel that the item should have been placed on the Consent Calendar; and requested that the item be brought back for public discussion before any decision is made.

Melissa Sanders spoke on Item C-9; expressed concern that a proclamation about trees and the environment had been made shortly before a project involving tree removal was considered as a Consent Calendar Item; stated that the Ocean Avenue project should have been open for public discussion; discussed a pattern of tree removal across multiple City street projects including Better Overland, Sepulveda, and Elenda; questioned how adding concrete and removing trees constituted an environmentally friendly approach; and she urged the City Council to pause, explore alternatives, and consider whether there is a better way to achieve its goals without harming the environment.

Diego Olmos was called to speak but was not present in person or online.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for March 7, 2026 to April 3, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MARCH 7, 2026 TO APRIL 3, 2026.

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Item C-2

CC - Approval of Minutes of the Regular City Council Meetings Held on March 9, 2026 and March 16, 2026

THAT THE CITY COUNCIL: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS HELD ON MARCH 9, 2026 AND MARCH 16, 2026.

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Item C-3

CC - Adoption of a Resolution (1) Approving the Engineer's Report for the Solid Waste Rate Study; (2) Declaring the Intention to Order the Solid Waste Fees for Fiscal Years 2026-27 through 2030-31, and (3) Setting the Date, Time and Place for the Public Hearing

THAT THE CITY COUNCIL ADOPT A RESOLUTION:

1. APPROVING THE ENGINEER'S REPORT FOR THE SOLID WASTE RATE STUDY; AND,
2. DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF SOLID WASTE FEES FOR FISCAL YEARS 2026-27 THROUGH 2030-31; AND,
3. SETTING THE PUBLIC HEARING FOR MAY 26, 2026.

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Item C-4

CC - (1) Approval of a Memorandum of Understanding with the Culver City Arts Foundation Relative to the Implementation of a 2028 Olympic and Paralympic Games Fundraising Strategy; (2) Approval of Related City Provided Sponsorship Benefits; (3) Approval of the Proposed Olympic and Paralympic Games Cultural Framework; and (4) Direction to the City Manager as Deemed Appropriate

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CULVER CITY AND THE CULVER CITY ARTS FOUNDATION FOR THE 2028 OLYMPICS FUNDRAISING STRATEGY, INCLUSIVE OF THE ABOVE-LISTED ITEMS; AND,

2. APPROVE RELATED CITY PROVIDED SPONSORSHIP BENEFITS; AND,
3. APPROVE THE PROPOSED OLYMPICS CULTURAL FRAMEWORK; 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-5

CC - (1) Approval of a Three-Year Professional Services Agreement with Go2Zero Strategies for SB 1383 Organics/Recycling Consultant Services in an Amount Not-to-Exceed \$175,000 Annually; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$175,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GO2ZERO STRATEGIES FOR SB 1383 ORGANICS/RECYCLING CONSULTANT SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$175,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$175,000 ANNUALLY; 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-6

CC - (1) Waiver of Competitive Bidding Requirements, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of Amendment to the Existing Agreement with Fleming Environmental, Inc. for Underground Storage Tank (UST) Operator

Services and Environmental Compliance Testing at City Fuel Sites to Extend the Agreement through Fiscal Years 2026-2027 and 2027-2028 in an Additional Aggregate Amount Not-to-Exceed \$200,000

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING REQUIREMENTS, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH FLEMING ENVIRONMENTAL INC. EXTENDING THE AGREEMENT THROUGH FY 2026-27 AND 2027-28 IN AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$200,000; 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 - (1) Adoption of a Resolution Approving a Three (3) Year Master Memorandum of Understanding (MOU) with the Culver City Fire Management Group Beginning Retroactively on July 1, 2025 and Ending June 30, 2028; and (2) Adoption of a Resolution Approving a Three (3) Year Master Memorandum of Understanding (MOU) with the Culver City Firefighter's Association Beginning Retroactively on July 1, 2025 and Ending June 30, 2028

Dana Anderson, Chief Human Resources Officer, introduced the item and thanked the Firefighters Association and Fire Management Group for working with the City on the item.

Stephanie Condran, Human Resources Analyst, provided a summary of the material of record; noted a correction to the staff report for the Fire Management MOU: Article 4, Section H 2, to reflect the Public Employees Medical and Hospital Care Act amount of up to \$797.14 per month based on plan enrollment for retiree only, and pre-sixty-five spousal dependent coverage provided up to an additional \$675.06 subject to vesting; and she clarified that the item was a correction, not an additional increase.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIRE MANAGEMENT GROUP BEGINNING RETROACTIVELY ON JULY 1, 2025 AND ENDING JUNE 30, 2028; AND

2. ADOPT A RESOLUTION APPROVING A THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIREFIGHTER'S ASSOCIATION BEGINNING RETROACTIVELY ON JULY 1, 2025 AND ENDING JUNE 30, 2028.

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Item C-8

CC - (1) Award of Construction Contract to Blackpointe Group Construction & Management, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$164,223.50 for the ADA Sidewalk Repair Project, PS-011 (CDBG Project No. 602758-25); and, (2) Authorization for the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$32,844.00 to Cover Contingency Costs (20%)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO BLACKPOINTE GROUP CONSTRUCTION & MANAGEMENT, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$164,223.50 FOR THE ADA SIDEWALK REPAIR PROJECT, PS-011 (CDBG PROJECT NO. 602758-25); AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$32,844.00 TO COVER CONTINGENCY COSTS (20%); 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-9

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Construction of the Ocean Drive Sidewalk Project, PS-037

Discussion ensued between staff and Council Members regarding the City policy on tree removal; the two to one replanting ratio; the fence between Ocean Drive and the Creek that divides Culver City and the county; and the completed construction plans.

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE OCEAN DRIVE SIDEWALK PROJECT, PS-037.

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Item C-10

CC - (1) Approval of a Three-Year Professional Service Agreement with Fire Rover LLC for an Early Fire Detection Monitoring System with Emergency Dispatch for the City's Transfer Station in an Amount Not-to-Exceed \$100,000; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$17,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICE AGREEMENT WITH FIRE ROVER LLC IN THE AMOUNT NOT-TO-EXCEED \$100,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$17,000 ANNUALLY; 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-11

CC - Approval of the Renewal of a Temporary Use Agreement with Lux Bus America Co. for the Temporary Use of a Shared Bus Stop by Apple's Commuter Shuttle

Vice Mayor Fish requested support for bringing the item to the Mobility Subcommittee to consider issues with the vehicle obstructing the bus lane; discussed ensuring that the multi-million dollar investment in public infrastructure put in by Culver City is being used appropriately as per usage stipulated in the MOU; allowing another opportunity for public input; \$2,500 per year paid to Culver City for the arrangement; and additional consideration of allowing a company to use public space.

Discussion ensued between staff and Council Members regarding potential benefits; keeping people from jumping in cars; weighing the costs; and consensus to redirect C-11 to the Mobility Subcommittee.

THAT THE CITY COUNCIL:

1. APPROVE THE RENEWAL OF A TEMPORARY USE AGREEMENT WITH LUX BUS AMERICA CO. FOR THE TEMPORARY USE OF A CITY-OPERATED SHARED BUS STOP (AND INCIDENTAL USE OF THE ADJACENT BUS LANE) BY APPLE INC.'S COMMUTER SHUTTLE PROGRAM, RETROACTIVE TO MARCH 6, 2024 AND EFFECTIVE THROUGH JUNE 30, 2027; 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-12

CC - (1) Adoption of a Resolution Authorizing the City to Enter into an Amendment to the Agreement with the Los Angeles County Flood Control District (LACFCD) for the Transfer of Safe Clean Water Funds for Washington Boulevard Stormwater Diversion Project (PR-001) for Fiscal Year 25-26; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendments

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AMENDMENT WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT (LACFCD) FOR THE TRANSFER OF SAFE CLEAN WATER REGIONAL INFRASTRUCTURE PROGRAM FUNDS FOR THE WASHINGTON BOULEVARD STORMWATER DIVERSION PROJECT (PR-001) FOR FISCAL YEAR 2025-2026; AND,
2. APPROVE RELATED BUDGET AMENDMENTS (REQUIRES FOUR-FIFTHS VOTE); 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-13

CC - (1) Approval of a Three-Year Professional Services Agreement with LA Compost for Compost Hub Management and Education Services in an Amount Not-to-Exceed \$45,000 Annually; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$45,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH LA COMPOST FOR COMPOST HUB MANAGEMENT AND EDUCATION SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$45,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$45,000 ANNUALLY; 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-14

CC - Adoption of a Resolution Declaring an End to the Fiscal Emergency Declared on April 4, 2025.

Council Member Vera proposed holding off on voting on the Item until Item A-1 is considered.

Discussion ensued between staff and Council Members regarding implementation of the fiscal emergency to allow Measure CL to go before the voters, and the procedural mechanisms to ensure that additional dollars could be collected off of the sales tax.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION DECLARING AN END TO THE FISCAL EMERGENCY DECLARED ON APRIL 4, 2025.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-10, C-12, AND C-13.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: REMAND ITEM C-11 TO THE MOBILITY SUBCOMMITTEE.

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Action Items

Item A-1

CC:HA - (1) Approvals by the City and the Housing Authority of the Joint Exercise of Powers Agreement between the City and the Housing Authority for the Formation of the Culver City Public Finance Authority, including Adoption of Respective Related Resolutions; and (2) Other Direction to the City Manager/Executive Director as Deemed Appropriate

Odis Jones, City Manager, introduced the item.

Steve Agostini, Chief Financial Officer (CFO), provided a staff report; requested creation of a Joint Powers Authority (JPA) or Public Financing Authority, to help recover investments in affordable housing made in the last and current fiscal year and allow financing for a range of public infrastructure and additional affordable housing; and he introduced the consultants.

Ryan Kaplan, PFM, provided an overview of proposed financing; discussed the bond financing structure; issuance of bonds to fund economic development projects, costs, and to capitalize interest; tax-exempt eligible project proceeds; noted the anticipated close date prior to June 30, 2026; discussed work with City staff to determine the best method of sale; and agreement on the direct purchase with Barclays.

Kevin Hale, Orrick, Herrington & Sutcliffe, discussed financing possibilities; formation of a Culver City JPA; legal structure of the proposed JPA; bonding powers that allow additional financing and assistance; the separate legal entity; liabilities and obligations; creation under state law to exercise shared powers; formation through a written agreement between Culver City and the Housing Authority; the previous JPA used to exercise the powers of redevelopment; the decision to start over with a JPA with more powers; providing broader financing options for Culver City; creation of a Culver City Public Financing Authority; range of powers for infrastructure financing and public facilities; powers allowed under the act; the necessary partner to allow access to bond markets; terms of the agreement allowing the City Council to serve as the ex-officio governing body of the JPA and the Housing Authority as a partner entity; major decisions to be made by the City Council; integration of operations into City administrative functions; the lease agreement; avoiding requirements for obligations to go to a vote of the people; incurring a multi-year obligation; employment of a mortgage structure with multi-year borrowing; and ongoing benefits of the proposed structure and agreement.

Jade Turner-Bond, Orrick, Herrington & Sutcliffe, described the lease structure; noted that the City's parking garages would serve as the lease asset; explained the ground lease and facility lease structure under which base rental payments from the City would support debt service obligations; discussed funding for infrastructure and economic development projects; avoiding the need for voter approval for the obligation; and documents to be presented at the April 27, 2026 City Council meeting.

Kevin Hale, Orrick, Herrington & Sutcliffe, noted that the City was in a good position to implement the structure; discussed other cities that have to go to a state-wide JPA; the shared governing board; flexibility to approach financings and use of tools when a multi-year need arises; streamlining the process; and the well-recognized tool most often employed by California cities.

Ryan Kaplan, PFM, noted that the JPA cannot act independently as it does not have revenue unless pledged to by Culver City; discussed wide acceptance on the market; the timeline; pricing; interest rates; the Barclay's term sheet; estimated amount; final maturity; ensuring the lowest cost while keeping a level payment by the City to the JPA; range of indicative yield; the make whole call; tax exempt bonds for City capital projects; traditional City infrastructure projects; indicative rates; bond restructuring; application for a City credit rating; the additional direct purchase premium; the offering document; traditional public sales vs. the current process; the indicative debt service or lease schedule; the request to approve financing and enter into the term sheet; and the blended rate for the two issuances.

Odis Jones, City Manager, provided context for the proposed financing; discussed delivering a balanced budget; generating alternative mechanisms to engage in; additional affordable housing efforts and financing deferred maintenance items; adding liquidity in the General Fund; enhancing current reserves; affordable housing projects; relieving the reserve requirement; JPA reimbursement of out of pocket expenses the City incurred associated with new projects; reimbursements back to the General Fund; covering expenses for the Housing and Human Services Department; adding liquidity to the General Fund; transfer of obligations; the request that the JPA fund additional affordable housing initiatives coming forward; deferred maintenance items; park system, sidewalk, and alleyway improvements; appropriate management of tree canopies; allowing delivery of a balanced budget and paying for one-time infrastructure investments; investments toward advancing affordable housing; catching up and advancing public improvement projects; overall benefit to Culver City; certainty provided with direct purchase; the market-competitive rate; engagement of Ernst and Young to create an overall financial plan for Culver City; the action before the City Council to allow creation of the JPA; City Council action as the JPA Board and the City Council determine whether to issue debt and how to spend proceeds; the budget process; market testing to evaluate obtainable interest rates and a competitive deal; and allowing for stability and flexibility.

Jeremy Bocchino, City Clerk, discussed the work of the Standing Governance Subcommittee to ensure efficiency and discussed a new process to allot ten minutes per Council Member per agenda item.

