

OFFICIAL MINUTES

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

February 10, 2020
6:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 6:18 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Göran Eriksson, Vice Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

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Closed Session

At 6:18 p.m. the City Council recessed to Closed Session to consider the following item:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Jason Brown et. al. v. City of Culver City et. al.
LASC Case No. BC685439
Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council, and convened the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:03 p.m. with all Members present.

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Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

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Pledge of Allegiance

The Pledge of Allegiance was led by Darryl Menthe.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Fisch reported serving as moderator for the recent panel on homelessness as part of the General Plan Speaker Series; noted that all of the presentations were available online; discussed past and upcoming events in the Speaker Series; and he encouraged everyone to vote to support Measure CC to extend the half cent sales tax for Culver City.

Vice Mayor Eriksson announced a presentation on the emergency rescue vehicle that the Police Department vehicle is considering buying on February 11 at the Senior Center and on February 19 in City Council Chambers, as well as a presentation on February 11 by the California Air Resources Board Study on Neighborhood Air Near Petroleum Sources at Knox Presbyterian Church and on February 12 at the Senior Center.

Mayor Sahli-Wells discussed the California Air Resources Board; air monitoring meetings; ensuring community input involved with designing the study; the importance of monitoring locations; she indicated that she would be

accepting an award on behalf of the City on February 11 for being West Nile Prevention Champions; she indicated that brochures on the interim rent control ordinance were available at the back of City Council Chambers; and she asked that the meeting be adjourned in memory of Kirk Douglas.

Eric Sims, Center Theatre Group, discussed the Kirk Douglas Theatre; his experiences with Kirk Douglas; the importance of the Kirk Douglas Theatre to Culver City; and honoring Kirk Douglas.

Mayor Sahli-Wells discussed the legacy of Kirk Douglas.

MOVED BY MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF KIRK DOUGLAS.

Council Member Small discussed the Visioning Festival held at Sony Pictures on February 8.

Jeremy Green, City Clerk, reported that information regarding Vote Centers had been mailed to everyone; noted that the closest center is at Veterans Memorial Auditorium and would open starting on February 22; and she indicated that Vote By Mail ballots could be dropped off at City Hall.

Discussion ensued between staff and Council Members regarding changes to voting locations; potential confusion; lines; encouragement to people to vote early; additional flexibility with the new process; and additional information online on the City web site.

Vice Mayor Eriksson discussed a speaker at the January 27 City Council meeting who had filed a personal complaint report for an unreasonable stop; he asserted that the stop was not unreasonable, the car had expired tags, the driver had a suspended license and no ticket was issued; and he felt that the officer had showed compassion and had suggested a practical solution.

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Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Jamie Wallace discussed Measure CC; resident concerns that the City is spending too much money; using bike vendors that are no cost to the City vs. using Metro Bike Share; and the need to provide safe ways to ride bicycles in the City.

Dr. Janet Hoult discussed the importance of exercising the right to vote and she read a poem encouraging everyone to vote.

Mark Lipman discussed the General Plan Visioning session on February 8; the amount of money spent on housing by the City each year vs. the amount spent on policing; the message to the working class to do more with less while the budget for the police grows; he noted the need to create a budget that reflects the needs of everyday people; and he expressed concern with architects and real estate developers who attend meetings to advocate for larger developments.

Deborah Gregory discussed the work of Ballona Creek Renaissance; thanked Council Member Fisch for his elaborate Facebook posts; requested City support and Council Member participation in their Taking it From the Streets event on April 18 in Culver City parks; and she noted that she wanted to continue the conversation about City support for the event which they planned to continue on an annual basis.

Mayor Sahli-Wells encouraged Ms. Gregory to email City Council Members with additional information.

Jacob Ingram, The Skate Lobby, reported on his advocacy efforts to improve the Skatepark in Culver City.

Werner von der Helde, The Skate Lobby, provided background on himself and indicated that he would be working with Jacob.

Frank Clark, Protect Culver City, indicated that Globe Avenue residents would be attending the Neighborhood Watch meeting in Tellefson Park; he discussed increased numbers of people sleeping at Washington Boulevard and the 405; the ballot initiative for rent control; he expressed support for the City; and he indicated that additional information was available at www.protectculvercity.org and that he would be emailing Council Members.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported receipt of one email regarding Item A-1.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Consent Calendar

Jeremy Green, City Clerk, reported one speaker card received for Item C-8 and noted the need for separate consideration of Item C-3.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-4, C-5 AND C-6.

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for January 18, 2020 to January 31, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 18, 2020 TO JANUARY 31, 2020.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meetings on January 27, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS ON JANUARY 27, 2020.

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Item C-4
(Out of Sequence)

CC - Award of a Contract to Cicero Engineering, as the Lowest Responsive and Responsible Bidder, in an Amount Not-To-Exceed \$298,740 (\$248,950 Base Bid Plus \$49,790 in Change Order Authority) for the Construction of the Tellefson Park Playground Project, PP006

THAT THE CITY COUNCIL:

1. AWARD A CONTRACT TO CICERO ENGINEERING, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN AN AMOUNT NOT-TO-EXCEED \$298,740 (\$248,950 BASE BID, PLUS \$49,790 IN CHANGE ORDER AUTHORITY) FOR THE CONSTRUCTION OF THE TELLEFSON PARK PLAYGROUND PROJECT, PP006; AND,
2. AUTHORIZE THE PARKS DIVISION MANAGER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$49,790, IF NECESSARY; 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-5

CC - FOUR FIFTHS VOTE REQUIREMENT: Approval of FY 2019/2020 Budget Amendment to Record the Receipt of \$14,190.34 in Los

Angeles County Proposition A Maintenance and Servicing Excess Funds for Senior Center Janitorial Services

THAT THE CITY COUNCIL: APPROVE A BUDGET AMENDMENT TO RECORD THE RECEIPT OF \$14,190.34 IN LOS ANGELES COUNTY PROPOSITION A MAINTENANCE AND SERVICING EXCESS FUNDS FOR FISCAL YEAR 2017/2018 SENIOR CENTER JANITORIAL SERVICES (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

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Item C-6

CC - Adoption of Resolutions: (1) Approving Salary Schedules for Fire Safety Employees in Accordance with the Salary Initiative Ordinance; and (2) Approving the Salary Schedule for Miscellaneous Employees Reflecting the Addition of a Temporary Occupancy Specialist Position

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR FIRE SAFETY EMPLOYEES IN ACCORDANCE WITH THE SALARY INITIATIVE ORDINANCE; AND

2. ADOPT A RESOLUTION APPROVING A SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES REFLECTING THE ADDITION OF A TEMPORARY OCCUPANCY SPECIALIST POSITION.

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Item C-3
(Out of Sequence)

CC - Appointment of a Second City Council Member to the Treasurers Investment Subcommittee

Jeremy Green, City Clerk, indicated that staff had recommended Council Member Alex Fisch to serve but wanted to pull the item in case there was the need for discussion.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT A SECOND CITY COUNCIL MEMBER, ALEX FISCH, TO THE TREASURER'S INVESTMENT SUBCOMMITTEE.

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Item C-7
(Out of Sequence)

CC - Approval of a Professional Services Agreement with Restoration ArTechs, Inc., in an Amount Not-to-Exceed \$165,000 (Inclusive of an Approximate 10% Contingency), for the Restoration of a Permanent Public Artwork (Crossed Currents) Located at the City's Transportation Facility

Council Member Fisch clarified that no monies would be coming from the General Fund to fund the item.

Serena Wright-Black, Assistant City Manager, clarified funding sources.

Discussion ensued between staff and Council Members regarding clarification that monies could not be used for other General Fund purposes; amount of money in the fund; appreciation to previous City Councils for their funding of the arts; the Creative Economy Report; Phase 2; and the importance of the arts in Culver City.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH RESTORATION ARTECHS, IN AN AMOUNT NOT-TO-EXCEED \$165,000 (INCLUSIVE OF AN APPROXIMATE 10% CONTINGENCY), FOR RESTORATION OF A PERMANENT ARTWORK TITLED, CROSSED CURRENTS; AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT WITHIN THE CONTINGENCY AUTHORITY; 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-8

CC - Adoption of a Resolution Amending the Bylaws of the General Plan Advisory Committee and Rescinding Resolution No.

2019-R086

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Darryl Menthe expressed concern with amending the bylaws; he felt that the General Plan Advisory Committee (GPAC) could do more than respond to packaged presentations; discussed the inability for Members to serve on other bodies while sitting on the GPAC; and he asked that the item be deferred for further consideration.

Discussion ensued between staff and Council Members regarding changes made to clarify duties; other advisory bodies in the City; reiteration of the function of the GPAC; clarification that GPAC is a sounding board and not meant to take votes; the importance of the work of GPAC in the process; outreach; land use alternatives; the importance of the GPAC input; clarification that votes are not necessary to make the position clear; decreased effectiveness; discussion, interaction and consensus; influence on the process; the recent event held on the Sony lot that required that identification be provided in order to attend; acceptable forms of identification; the spirit of the Committee; diversity; representation; regular updates to bylaws; goals; and expectations.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AMENDING THE GENERAL PLAN ADVISORY COMMITTEE BYLAWS AND RESCINDING RESOLUTION NO. 2019-R086.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT ITEMS C-7 AND C-8.

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Public Hearings

None.

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Action Items

Item A-1

CC - Adoption of an Ordinance Amending Culver City Municipal Code Chapter 3.03 Pertaining to City Commissions, to Add Equity Policy Language, and to Allow Appointment of Non-Registered Voters and Minors Age 16

Mayor Sahli-Wells invited public comment.

A card was received for Ron Bassilian but he did not come forward when called to speak, nor was he seen in Council Chambers.

Vice Mayor Eriksson referenced previous discussion of the item; noted that he supported some parts of the ordinance but not all of it; and he felt that the voters should have been able to weigh in on some of the changes.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 3.03 PERTAINING TO CITY COMMISSIONS, TO ADD EQUITY POLICY LANGUAGE, AND TO ALLOW APPOINTMENT OF NON-REGISTERED VOTERS AND MINORS AGE 16 AND OVER TO CITY COMMISSIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, SAHLI-WELLS, SMALL
NOES: ERIKSSON

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Item A-2

CC - Adoption of an Economic Development Implementation Plan Prepared by Strategic Economics

Todd Tipton, Economic Development Director, provided a summary of the material of record.

Derek Braun, Strategic Economics, provided a brief presentation describing the purpose and content of the Economic Development Implementation Plan.

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Mark Lipman discussed the breakdown of Strengths, Weaknesses, Opportunities and Threats (SWOTs) in the document; the business mix in the City; small owners being priced out; the difficulty for new small businesses to start; unfair advantage in deciding the direction of Culver City by new companies; looking at the way Culver City is redeveloped; changing the dynamic of Culver City to accommodate the large businesses against the will of current residents; he questioned where the financial accountability was; discussed holding the corporations accountable; taxation; linkage fees; costs to house new employees; public transit; and he expressed concern with overbuilding in the City.

Marla Koosed discussed creation of the Creative Economy Report; conclusions and recommendations; and she asked that the City Council Economic Development Subcommittee and the Cultural Affairs Creative Economy Subcommittee meet to collaborate on the plans and recommendations in the report.

Discussion ensued between staff and Council Members regarding the pace of change in Culver City; the need for more knowledge to understand how to move forward, mitigate issues, and stimulate certain areas; the need for staff to return with specific recommendations on what to move forward on first; ensuring that the character of the City does not disappear; the origin of the study; productive ideas in the report; the concept of affordable commercial rents to help maintain small brick and mortar retail; maintaining a more diverse retail community; the need for healthy revenue; underwriting affordable housing; the need to diversify where sales tax revenue comes from; ensuring that public resources are invested in helping what residents are struggling with; loss of business to business sales tax revenue; increased costs for light industrial spaces; the need for affordable business to business space; an observation that Culver City is turning into a high value economic center; height limits; examination of Traffic Demand Management; investing where demand is; the Expo Station; the Willat-Hoke area; sales tax revenue growth; average monthly Airbnb revenue; community benefit zones; closure of Macy's stores around the country; Westfield Mall; enacting policies that allow renters the first right of purchase for buildings when they are sold; providing space to keep small businesses in the City; contribution limits; setting parameters for the interaction of large businesses

with the community; collaborating with Los Angeles in branding Culver City as a cultural and artistic mecca; interaction with Los Angeles when it comes to housing; parcels that are both in Culver City and Los Angeles; addressing the zip code and services mismatch; Big Box stores; collaboration with Los Angeles on the Arts District; Redevelopment monies spent on economic redevelopment; concern that the economic activity in the City is not being shared by everyone in the City; getting the resources needed to pay for services that residents are accustomed to; the need for fiscal stability and a good base; pursuing live/work in the Hayden Tract; best use of land; replacing tax revenue; the Strategic Plan; the goal of less cars; ensuring that recommendations go along with the agreed upon direction; mobility options vs. parking; the Transportation Work Plan; micro-mobility; Metro Bike Share vs. the free market; private companies vs. transportation companies; the Cultural Affairs Foundation; leading with community goals and following up with economic development goals; vacancy rates with Class A office space; collaboration and joint public meetings with the Cultural Affairs Commission Subcommittee and the City Council Subcommittee; the amount spent on housing vs. what is spent on economic development; budgeting by priority; the process moving forward; an observation that where money is spent reflects the City's values; ensuring a diverse economic base moving forward; ensuring the ability to weather tough times; zoning; the Los Angeles Economic Development Corporation; creating a framework for when developers come in that involves a third party; and City Council direction to address the item in the work plan.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

February 10, 2020

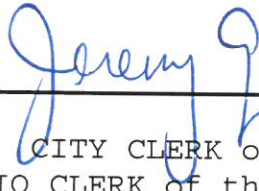
None.

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Adjournment

There being no further business, at 9:05 p.m., the City Council adjourned in memory of Kirk Douglas to a regular meeting to be held on February 24, 2020.

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Jeremy Green

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, and Culver City Housing Authority Board
Culver City, California



MEGHAN SAHLI-WELLS

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

Date: February 24, 2020