

Official Minutes

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

March 18, 2020
6:00 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the special meeting of the City Council to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall via teleconference.

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.

oOo

Closed Session

At 6:00 p.m. the City Council recessed to Closed Session to consider the following item:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation - 1 Matter
Pursuant to Government Code Section 54956.9(d)(4)

oOo

Reconvene

Mayor Sahli-Wells reconvened the City Council and convened the meeting of the Culver City Housing Authority Board, Culver City Parking Authority Board, and the Successor Agency to the Culver City Redevelopment Agency Board at 7:02 p.m. with all Members present via teleconference.

o0o

Closed Session Report

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

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Sahli-Wells.

o0o

Community Announcements by City Council Members/Information Items from Staff

Council Member Lee thanked staff for ensuring that some of the most necessary services were staying open and he noted that yoga and mindfulness apps were available.

Vice Mayor Eriksson indicated that information would be coming soon from the Chamber of Commerce and the Economic Development and Community Development departments about a call-in meeting on March 23 at 2:30 p.m. for all businesses in Culver City to discuss issues related to the shut-down of services and businesses.

Mayor Sahli-Wells reported that information on the City's response to the coronavirus was available from the COVID-19 hotline at (310) 253-6890, with staff available from 7:30 a.m. to 5:30 p.m. Monday through Friday; she indicated that questions pertaining to public health would be referred to the county's 211 hotline; additional information was available at www.culvercity.org/coronavirus; and she thanked Judith Martin Straw for providing information on the passing of Dr. Jeffrey

Penso, and she discussed his life and activism.

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 DR. JEFFREY PENSO.

John Nachbar, City Manager, provided a status update noting that he was also acting as the Director of Emergency Services; he discussed the amount of time that City staff has trained for disaster response; continuity of essential services; disaster response plans being executed; efforts of the City Council and public servants; cooperation with Los Angeles County of Public Health and Centers for Disease Control; monitoring national, state and regional level actions and modifying City response accordingly; work to minimize the spread and effects of the pandemic in Culver City; social distancing; avoiding gathering; self-isolation for at-risk groups; he indicated that further social distancing requirements would be coming; noted that there was no interruption to food supply and he urged people not to stockpile; he indicated that in-person City services had been suspended, but that a virtual City Hall had been implemented; discussed protections for employees and members of the public; ensuring that employees work from home unless it is absolutely necessary for them to come in; he reported on current closures noting that a full list was available on the City website; reported regular Fire Department checks on nursing homes, retirement homes and assisted living facilities; he suggested that people check-in on their older neighbors or those with underlying health conditions; he indicated that landlords were prohibited from evicting tenants due to circumstances related to COVID-19; he acknowledged the dynamic nature of the situation; discussed education for the homeless on how to protect themselves; handwashing stations; ensuring that those living in homeless encampments can follow advice from public health professionals; distribution of hand sanitizer; regional coordination; and long-term solutions.

Mayor Sahli-Wells thanked staff for their work; discussed the virtual meeting; and she requested feedback to improve the process as they move forward.

Jeremy Green, City Clerk, noted that presentations on the agenda had been postponed and would be re-scheduled for a future meeting date.

o0o

Presentations to City Council

Item P-1

Presentation by FM3 of Survey Results Regarding Potential Business Tax Ballot Measure

This item was deferred to a future meeting.

o0o

Item P-2

Presentation of Potential Business Tax Measure Analysis by the Finance Advisory Committee

This item was deferred to a future meeting.

o0o

Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

Mimi Ferrel, City Clerk Specialist, and Jeremy Green, City Clerk, read public comment.

Hannah Appel thanked the City Council for their work; provided background on herself; discussed the provision to prohibit evictions; neighbors facing a no-fault eviction; disruption of a collective childcare rotation in the community; and she asked that the language of the eviction prohibition be changed to indicate that "No landlord shall evict a residential tenant during this period of Local Emergency".

Dr. Janet Hault, former Culver City Poet Laureate, expressed support for the leadership of Culver City and she urged everyone to help each other.

Paul Ehrlich suggested that the City reach out to Grace Lutheran Church to discuss group dining meetings during the pandemic and concerns with spreading the coronavirus; he proposed box lunches and felt that all group meetings at places of worship should be discontinued; questioned whether the City had a six-month supply for first respondents and patients; asked about back-up personnel; a City-wide plan for sheltering in place; back-up plans if hospitals are full; the current budget; concerns with

sales tax and CalPERS; and he suggested that all non-critical visits to skilled nursing homes be halted along with funerals.

Jeff Schwartz thanked the City for their leadership; expressed support for renter protections; concern that tenants are required to provide proof of inability to pay specifically due to COVID-19; proposed that a more just policy would require landlords to provide proof that it is essential to public safety to evict a tenant during the crisis; he felt that evictions during this time were not humane or safe; and he reported that recommended guidelines were available from the Healthy LA Coalition at www.healthyla.org/emergency/action/proposalforthecityofla.

Colin Diaz expressed appreciation for the removal of the business license tax item from the agenda; he discussed the well-being of the business community; difficulties being faced by all businesses in Culver City; and he encouraged the City Council to consider delaying the due date for business license fees or penalties, and a moratorium on the discussion of increasing fees at the next City Council meeting.

o0o

Receipt and Filing of Correspondence

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

o0o

Order of the Agenda

No changes were made.

o0o

Consent Calendar

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-7.

Item C-1

CC:HA:SA - (1) Approval of Cash Disbursements for February 29, 2020 to March 6, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 29, 2020 TO MARCH 6, 2020.

o0o

Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular Consolidated City Council Meetings on March 2, 2020 and March 3, 2020

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETINGS ON MARCH 2, 2020 AND MARCH 3, 2020.

o0o

Item C-3

CC - Approval of a Professional Services Agreement with Economic and Planning Systems, Inc. for Preparation of an Affordable Housing Linkage Fee Nexus Study and to Conduct Related Community Outreach in an Amount Not-to-Exceed \$64,210

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ENVIRONMENTAL AND PLANNING SYSTEMS INC., FOR PREPARATION OF AN AFFORDABLE HOUSING LINKAGE FEE NEXUS STUDY AND CONDUCT RELATED COMMUNITY OUTREACH IN AN AMOUNT NOT-TO-EXCEED \$64,210; AND,
2. IF CITY COUNCIL APPROVES THE AGREEMENT WITH ENVIRONMENTAL AND PLANNING SYSTEMS, INC., AUTHORIZE STAFF TO NEGOTIATE THE FINAL TERMS OF THE AGREEMENT, AS APPROVED BY THE CITY MANAGER, PROVIDED THE FINAL CONTRACT PRICE DOES NOT INCREASE MORE THAN THE CITY MANAGER'S CONTRACT 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.

o0o

Item C-4

CC - FOUR FIFTHS VOTE REQUIREMENT: (1) Approval of an Agreement with MCImetro for Use of City-Owned Fiber Optic Cable Innerducts and Facilities Between Girard Avenue and Venice Boulevard and Sepulveda Boulevard and Centinela Avenue; and (2) Approval of a Budget Amendment to Record General Fund Revenue of \$696,960 in FY 2019/2020

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH MCIMETRO FOR USE OF CITY-OWNED FIBER OPTIC CABLE INNERDUCTS AND FACILITIES BETWEEN GIRARD AVENUE AND VENICE BOULEVARD AND SEPULVEDA BOULEVARD AND CENTINELA AVENUE;
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.
4. APPROVE A BUDGET AMENDMENT TO RECORD THE GENERAL FUND REVENUE OF \$696,960 IN FY 2019/2020 (A BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE).

o0o

Item C-5

CC - (1) Approval of a Professional Services Agreement with Siemens for Upgrade of the Proprietary Fire Safety System Panel at City Hall in an Amount Not-to-Exceed \$49,820.00; and (2) Authorize the Public Works Director/City Engineer to Approve Amendment(s) to the Agreement in an Additional Amount up to \$4,982.00 for Unanticipated Costs

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SIEMENS FOR UPGRADE OF THE PROPRIETARY FIRE SAFETY SYSTEM PANEL AT CITY HALL IN AN AMOUNT NOT-TO-EXCEED \$49,820.00; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT UP TO \$4,982.00 FOR UNANTICIPATED COSTS; 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.

o0o

Item C-6

CC - Authorization to Submit Interest Letter to the South Coast Air Quality Management District (SCAQMD) for a Grant Application to Purchase Electric Refuse Trucks

THAT THE CITY COUNCIL:

1. AUTHORIZE THE SUBMITTAL OF INTEREST LETTER TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) FOR A GRANT APPLICATION TO PURCHASE ELECTRIC REFUSE TRUCKS; AND
2. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

Item C-7

CC - Adoption of Resolution Approving the Culver CityBus FY 2019-2021 Short Range Transit Plan (SRTP)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO APPROVE THE CULVER CITYBUS FY2019-2020 SHORT RANGE TRANSIT PLAN (SRTP).

o0o

Public Hearings

None.

o0o

Action Items

Item A-1

CC - (1) Adoption of a Resolution Ratifying the Proclamation of Local Emergency by the Director of Emergency Services of the City of Culver City, California, Issued by the City Manager on March 14, 2020 Related to the 2019 Novel Coronavirus (COVID-19), and Confirming the Existence of Such Local Emergency; (2) FOUR-FIFTHS VOTE REQUIREMENT: Adoption of an Urgency Ordinance Confirming Public Order Issued by Director of Emergency Services on March 16, 2020 Ordering Various Precautionary Measures to be Taken Across the City to Protect Members of the Public and City Workers from Undue Risk of COVID-19, and Enforcement Thereof; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Appropriation of \$250,000 for Related Emergency Response Expenses

Lisa Vidra, Senior Deputy City Attorney, provided a summary of the material of record; discussed components of the item; increases to statistics since the staff report had been written; eligibility for state and federal aid; the order issued on March 16 in conjunction with other westside cities and following the lead of the City of Los Angeles; she proposed that the Urgency Ordinance be approved noting that it would expire when the Local Emergency is terminated; and she discussed provisions in the ordinance related to residential evictions pertaining to the Local Emergency.

Heather Baker, Assistant City Attorney, discussed the urgency ordinance as it pertains to local evictions; the moratorium on residential evictions due to inability to pay as a result of COVID-19; the prohibition on late charges or fees; and the authority of the City Manager to carry out provisions for the public order and the urgency ordinance.

Onyx Jones, Chief Finance Officer, discussed the requested budget appropriation; the possible need for additional funds;

reserves over and above the contingency amount; and possible expenses due to the COVID-19 pandemic.

John Nachbar, City Manager, discussed efforts to reduce spending.

Mayor Sahli-Wells invited public comment noting that two minutes were allowed for each comment and that full written comments were part of the public record.

Mimi Ferrel, City Clerk Specialist, and Jeremy Green, City Clerk, read public comment.

Kailee Padilla, LA Lash, expressed confusion with email instructions and she requested documentation that she might be able to provide to her landlord noting that she was writing on behalf of other small business owners.

Jerry Leibowitz provided background on himself and his wife noting that they are in the high-risk category; expressed concern with hoarding and price gouging; he proposed sensible policy to ensure that at-risk populations are able to purchase supplies crucial to their immediate survival; and he asked for a timely solution to the immediate crisis.

Prisca Gloor thanked the City for their hard work responding to the COVID-19 crisis; discussed Culver City eviction prohibition; ensuring that no one is evicted during the crisis; finding shelter for everyone; and she encouraged the City Council to change the language to indicate: "No landlord shall evict a residential tenant during this period of Local Emergency".

Jeremy Green, City Clerk, indicated that the email from Prisca Gloor the same one sent in by Carlene Brown, Michelle Weiner and Kaielena Mandeville

Beth Hyatt provided background on herself; commended the City for wanting to protect residents; expressed concern with protections for renters, but not for property owners; expressed fear with being unable to pay her bills; related previous experience with allowing tenants to delay rent payment during the recession and concern that tenants would take advantage of the current situation; she suggested that the community be responsible for people unable to pay their bills and proposed an emergency sales tax to offer HUD level payments during the emergency; and she proposed that proof of inability to pay 100% of rent should be required within 10 days with tenants required

to pay partial rent and no penalty to the property owner for accepting a lower rent, and if a tenant chooses to move out without paying past due rent, the tenant is responsible for paying legal expenses that the owner has to put forth to obtain repayment of lost rent.

Discussion ensued between staff and Council Members regarding sound issues with watching the meeting online via youtube; encouragement to watch via the City website; and a request that those experiencing any issues watching the meeting write a note to: public.comment@culvercity.org.

Mimi Ferrel, City Clerk Specialist, and Jeremy Green, City Clerk, read public comment.

Danielle Peretz submitted a letter from the Apartment Association of Greater Los Angeles (AAGLA) regarding the Urgency Ordinance and Eviction Moratorium; encouraged the City Council to take a holistic approach when considering the detrimental effects to residents and businesses as a result of the global pandemic; she discussed government action to minimize losses; the six-month period after the expiration of the Local Emergency to pay back rent; she urged the City Council to provide specific parameters relative to the Eviction Moratorium; and the need to understand rights and responsibilities.

Gary Duboff, Friends of Culver City Housing, discussed the health and financial crisis for Culver City as a result of the coronavirus; working together; ensuring a chain reaction does not make the situation worse; concern that owners and operators would not be able to pay their vendors and mortgages without reliable rent payments; solutions crafted for the benefit of tenants; providing a solution to financial impacts for owners; the importance of clearly stating that the rent is not waived, but rather delayed for a period of time; the need for documentation about the inability to pay; notification prior to the rent due date; planning for the temporary reduction in cash flow; reevaluation of the moratorium every 30 days; and encouragement to the City Council to work with housing providers when determining ways to provide relief for tenants.

John Morrison provided background on himself; expressed concern with shifting the burden to the landlords; requested a moratorium on mortgages, utilities, property tax and insurance payments; he expressed concern that an unfair burden would be created and that he would not survive; and he asked that a solution be considered for everyone.

Paul Ehrlich wanted to see the declaration of a fiscal emergency; he felt that the City Manager should be allowed to cut unneeded expenditures, even those already approved in the budget; and he proposed ways the City could reduce expenses and save money.

Leah Pressman thanked the City Council for their efforts to protect residents from eviction; expressed concern that the order may not protect renters and support for the letter sent to the City Council from Noah Zatz; urged the City Council to adopt an across the board eviction ordinance and fix loopholes in the existing emergency order; expressed concern with limiting the moratorium to COVID-19 impacted individuals due to the burden of proof provision for tenants and the limitation of the protection; and she urged the City Council to pass a universal moratorium or ordinance.

Anna Evans-Goldstein, Hospitality Workers Union, discussed the lack of a guarantee that workers will be able to return to their jobs after the pandemic is over; precautions to public and worker health for those who continue to work; the need for strong public leadership; cities in the region stepping up to protect workers; and she requested specific actions to protect workers.

Mark Minch discussed living under the threat of eviction; efforts of the owner of his apartment complex to circumvent the rent control ordinance; and he requested that the City Council enact an eviction moratorium during COVID-19, not just for those who lose income during the pandemic.

Ron Bassilian expressed concern with items hidden within the Emergency Declaration; discussed length of the temporary moratorium; those who speak in support of the item; repercussions of enacting such a mandate; the futility of speaking against the item; and he indicated that additional information was available from protectculvercity.org.

Disa Lindgren thanked the City for their work; expressed support for virtual City Council meetings via webinars noting they could result in better public participation if done well; discussed the need for the City to continue having meetings and make policy; she agreed with Culver City renters who support a moratorium noting that now was not the time for people to have to find housing; she pointed out the unavailability of affordable housing in Culver City; and she urged the City to

pass a Universal Moratorium Ordinance to protect residents from eviction.

Dr. Luther L. Henderson III and Patricia G. Siever asked the City to consider writing a letter of thanks to President Trump for his outstanding leadership.

Kathy Johnson, Culver Hotel, discussed laying off workers; support for the local business community and businesses that are having to close; she asked that the City consider providing security for downtown businesses and waiving or delaying outdoor dining permit and valet fees; she discussed cash flow; impacts to tourism; concern with long lasting effects of the pandemic; and she requested an extended moratorium on Transient Occupancy Taxes (TOT) for six months after hotels reopen.

Discussion ensued between staff and Council Members regarding appreciation for the work of staff; fear that is creating unnecessary hardship; new child care challenges; additional cases in the community; the economic price being paid for doing the right thing for vulnerable members of the community; grass roots efforts to help each other; erring on the side of public health; items to consider at the next meeting: examining specifics of residential evictions; commercial evictions; the need for universal application; the fact that the courts will be closed and evictions will not be enforceable; examination of deferring certain fees; the need to declare a Local Emergency; bridge loans to certain Business Improvement Districts (BIDs); interruption of business insurance; worker protections; worker continuity; opening up the streets for children to play during the day; improved air quality; Disaster Council provisions; time needed to address concerns; efforts to work with the business community to lessen impacts of the public health crisis and the financial and economic crisis; helping those with special needs; ensuring that the residential moratorium is effective in keeping families from being evicted regardless of the reason; banks; economic recovery; finding holistic solutions for the entire community; actions being handed down from different levels of government; helping residents and the City's economy; appreciation to the Fire Department for their efforts; encouragement to those interested in volunteering to help others to contact the Fire Department; issues raised during public comment; helping businesses with cash flow; deferred payments; the cash flow of the City; meeting needs of residents; decreased sales tax revenue as a result of closures; helping businesses survive; reducing the burden; suggestions from the Culver Hotel; concern with placing a burden on the landlords; using affordable

housing monies and homeless funds for landlord mitigations; temporary cash flow relief; determining how much City revenue can be deferred; the importance of checking in on and supporting your neighbors; the Westside Cities; the focus on the public health component; clarification that an eviction moratorium does not relieve the tenant from the obligation of paying rent; limited stimulus from the federal government; partial payments; support for apartment owners and homeowners; protection from utility shut offs; directives from the state and federal government; encouraging commerce while maintaining public health; regular needs that are not being filled; resources; organizing a weekly event that allows for social distancing, maintains public health, but encourages commerce; and protection for hospitality employees.

Mayor Sahli-Wells expressed appreciation for the public comment received and for comments from other Council Members; she explained the role of the City Manager as the Director of Emergency Services; she discussed directly elected mayors; the work of the City Manager to ensure the safety of the community; coordination with the Police and Fire Departments; learning from other countries; applying lessons; concern with overburdening the health care system; medical emergencies; additional measures to increase social distancing; she thanked those who have stepped up to help others; discussed the budget request; and shelter for the unhoused.

Additional discussion ensued between staff and Council Members regarding the ability for the City to allocate additional funding; differing points of views for eviction protections; the number of renters in Culver City; preventing people from falling into homelessness during the crisis; local, regional and statewide action; meal delivery for those in need; clarification regarding types of businesses that need to close; ensuring that there are no utility shut-offs or foreclosures during the pandemic; finding ways to best help the community; meeting immediate health needs; anxiety about long-term economic effects to businesses, residents and the City budget; preparing for recovery; and the possibility of holding a Town Hall via telephone.

Mimi Ferrel, City Clerk Specialist, and Jeremy Green, City Clerk, read public comment.

David Metzler suggested temporary adjustments to street usage during the emergency to allow for food pick-up; increases to children cycling during the day; repurposing lanes for bikes

and cyclists; creating temporary protected bike lanes and pedestrian areas; removing an unneeded vehicle lane; and reducing unsafe vehicle speeds.

Leo Grifka, Palihotel, discussed layoffs; the possibility of shutting down during the pandemic; ways to help hotels get back up and running; and he suggested that the City abate TOT and other fees from February until twelve months after the pandemic is over.

Yasmin-Imani McMorris thanked the City for the proposed moratorium on evictions for renters as it relates to COVID-19 and she asked that it be widened to include current evictions.

Jeremy Green, City Clerk, indicated that the previous comment was the last one received, and that email would be turned off for the evening.

MOVED BY COUNCIL MEMBER SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION RATIFYING THE PROCLAMATION OF LOCAL EMERGENCY ISSUED BY THE CITY MANAGER (DIRECTOR OF EMERGENCY SERVICES) ON MARCH 14, 2020 RELATED TO 2019 NOVEL CORONAVIRUS (COVID-19), AND CONFIRMING THE EXISTENCE OF SUCH LOCAL EMERGENCY; AND
2. ADOPT AN URGENCY ORDINANCE CONFIRMING THE PUBLIC ORDER ISSUED BY THE DIRECTOR OF EMERGENCY SERVICES ON MARCH 16, 2020 ORDERING VARIOUS PRECAUTIONARY MEASURES TO BE TAKEN ACROSS THE CITY TO PROTECT MEMBERS OF THE PUBLIC AND CITY WORKERS FROM UNDUE RISK OF COVID-19, AND ENFORCEMENT THEREOF (REQUIRES A FOUR-FIFTHS VOTE); AND
3. APPROVE A BUDGET APPROPRIATION OF \$250,000 FOR RELATED EMERGENCY RESPONSE EXPENSES (REQUIRES A FOUR-FIFTHS VOTE); AND
4. PROVIDE ADDITIONAL DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

o0o

Item A-2

CC - (1) Discussion of Draft Operating Agreement (OA) for the City's Phase 2 Electric Scooter Share Pilot Program (Phase 2 Pilot Program); (2) Authorization to the City Manager to

Finalize and Approve the OA with up to Two Scooter Share Operators; and (3) Other Direction to the City Manager as Deemed Appropriate

Diana Chang, Transportation Planning Manager, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment.

Mimi Ferrel, City Clerk Specialist, and Jeremy Green, City Clerk, read public comment.

John Derevlany discussed drop-off fees; practicality; and he indicated that he would rather see additional bike sharing options rather than more scooters.

Tim Alborg, Spin, provided background on the company and discussed their philosophy; expressed support for the staff recommendation; discussed providing alternative transportation options; and the opportunity for partnership between Spin and the City.

George Montgomery provided an interactive map of where scooters are deployed in Los Angeles county; he discussed micromobility; numbers; demand; allowing additional vendors; consumer interest; and additional resources.

Jeremy Green, City Clerk, reported that Mr. Montgomery had provided urls that would be distributed to the City Council.

Paul Vizcaino, Wheels, provided background on the company; discussed providing access to transportation; safety; the unique role of micromobility in the current environment; the design of the device; injury rates; options to encourage helmet use by riders; and he wanted to bring Wheels to Culver City.

David Metzler questioned when bicycle share could be added as some of the scooter companies also provide bicycle sharing; expressed frustration with having to leave bicycles outside City limits; questioned whether the City Manager would have the authority to quickly replace non-responsive vendors; and proposed fines for people who intentionally knock scooters over.

Discussion ensued between staff and Council Members regarding costs for Culver City to use the program; rates charged by Santa Monica and Los Angeles; the different technology provided; the larger financial picture; the annual fees and expenses; whether

to delay the item due to current circumstances; the examination of different vendors and potential models; consideration of options in the different economy; City spending; the financial state of the companies providing services; decreased demand in the current situation; expiration of the current contract on March 31, 2020; continuing the current program; further examination in light of the current situation; extending authorization to renegotiate; the dynamic situation; additional discussion as things change; appreciation for the TAP card and Next CC Bus integration; moving forward in a way that does not use City funds; adjusting implementation; Transit Drivers' Appreciation Day; giving clear direction to staff so as not to create more work; appreciation for the thought put into the process; concern with sharing items and the spread of the coronavirus; social separation; the process to disinfect and clean vehicles; direction to staff to proceed with caution; giving the City Manager authority to approve the item once concerns are addressed; concern with increasing the number of infected people; delaying the roll out until April or May; concern with costs to the City; decreased sales tax and TOT revenue for the City; providing staff discretion to move forward with discussion, keeping in mind caution about finances, health concerns, and the timing of implementation; working out a short-term deal that does not lock the City into anything long-term; and giving full authority to the City Manager to move forward with definitive documents for two operators based on the discussion with the City Council.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. DISCUSS THE DRAFT OPERATING AGREEMENT (OA) FOR THE CITY'S PHASE 2 ELECTRIC SCOOTER SHARE PILOT PROGRAM (PHASE 2 PILOT PROGRAM); AND
2. AUTHORIZE THE CITY MANAGER TO FINALIZE AND APPROVE THE OA WITH TWO OPERATORS; 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.

Mayor Sahli-Wells expressed appreciation for the caution used by staff and Council Members as the situation is not business as usual.

o0o

Item A-3

CC - (1) Direction to the City Clerk Regarding 2020 Recruitment of the Committee on Homelessness Members; and (2) Direction to the Committee to Conduct a Comprehensive Review and Update of its Bylaws

Jeremy Green, City Clerk, provided a summary of the material of record.

Mayor Sahli-Wells invited public comment.

Jeremy Green, City Clerk, read a comment submitted by:

Karlo Silbiger, Chair of the Committee on Homelessness, thanked the City Council for their consideration; discussed continuity on the Committee; retaining institutional knowledge; growing pains; termed-out Commissioners; concern with slowing work; the term of Deborah Wallace; appointment schedules; he proposed a plan to stabilize the process and spread out the introduction of new members; mirroring the Commission appointment system; the request to update the bylaws; and creating a document that mirrors the work being done more closely.

Discussion ensued between staff and Council Members regarding term length; staggering of terms; the intent of the original bylaws; implementing the suggestion from Mr. Silbiger; ensuring four-year terms moving forward; staggered appointments; retaining Member Gibson for a three-year term; the importance of continuity; recently appointed members; ensuring a rotation; great candidates applying for the COH; and support for finding a solution so that terms are staggered.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL MAKE THE FOLLOWING CHANGES TO THE APPOINTMENTS FOR THE COMMITTEE ON HOMELESSNESS:

1. MAINTAIN SEATS ONE AND SIX TO COME UP FOR REAPPOINTMENT IN 2024; AND

2. MAINTAIN ELIGIBILITY FOR SEAT TWO FOR ANOTHER TERM IN 2024;
AND

3. EXTEND THE TERM FOR SEATS THREE AND SEVEN UNTIL 2022; AND

4. EXTEND THE TERM FOR SEAT FIVE HELD BY MEMBER GIBSON UNTIL
2023.

Mayor Sahli-Wells expressed appreciation to COH Members for their service and regret that Members Diamond and Wallace would be termed out; she discussed virtual meetings; and honoring termed out members during the public health crisis.

oOo

Item A-4

CC - (1) Approval of a Five-Year Professional Services Agreement with Inyo Networks, Inc. to Operate, Maintain, and Provide Internet Service Provider Services on the City's Municipal Fiber Network (Culver Connect); and (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement, including up to Five Optional One-Year Terms, up to the Approved Budget for the Network

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the non-exclusive nature of the agreement; the potential for residential service; the business plan; the need for more in-depth study and a deployment plan to provide fiber to the home; costs; and moving forward to capture savings for the City with business usage.

Mayor Sahli-Wells invited public comment.

Mimi Ferrel, City Clerk Specialist, read public comment.

Dr. Kelly Kent discussed her understanding of the City Council's intent to service the Culver City Unified School District (CCUSD) with fiber infrastructure installation; costs to complete the infrastructure loop to fully service the School District; the inability of CCUSD to access funding; alternative instruction and learning models; working together to close the gap; she suggested partnerships and funding opportunities; and

she thanked the City for keeping everyone safe during difficult times.

Discussion ensued between staff and Council Members regarding additional discussion of the item at the next CCUSD/City Council Liaison meeting; the benefit of the investment for CCUSD if it helps them save money in the future; the ability to provide services to CCUSD in the future; costs for laterals; completing the extension to El Marino; federal monies; companies capable of providing for residential; financial benefit; including residential neighborhoods closest to the business fiber network and then branching out; taking a long-term view; the rollout of 5G; residential laterals; community benefit; the importance of the internet; and appreciation to staff and subcommittee members for their work on the item.

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH INYO NETWORKS, INC. TO OPERATE, MAINTAIN, AND PROVIDE INTERNET SERVICE PROVIDER SERVICES ON THE CITY'S MUNICIPAL FIBER NETWORK (CULVER CONNECT); AND
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT, INCLUDING UP TO FIVE OPTIONAL ONE-YEAR TERMS, UP TO THE APPROVED BUDGET FOR THE NETWORK; 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.

o0o

Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No comment was received.

o0o

Items from Council Members

Mayor Sahli-Wells encouraged everyone to fill out their census forms while sheltering in place, noting that the City does not get money for people who are not counted; she observed that children 5 years old and under are the most frequently undercounted population; and she indicated that the census would be prolonged due to the health crisis.

o0o

Council Member Requests to Agendize Future Items

Council Member Lee received City Council consensus to agendize consideration of a possible hospitality workplace protection ordinance.

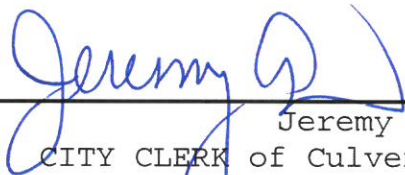
Mayor Sahli-Wells received City Council consensus that the item include examination of requests from the Culver Hotel and Palihotel regarding TOT and outdoor dining fees.

o0o

Adjournment

There being no further business, at 10:22 p.m., the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Dr. Jeffrey Penso.

o0o



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, Culver City Parking Authority Bard, 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, Culver
City Parking Authority Board, and Culver City Housing
Authority Board

Date: 26 MAR 2020