

OFFICIAL MINUTES

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

May 9, 2022
7:00 p.m.

Call to Order & Roll Call

Mayor Lee called the regular 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 to order at 6:40 p.m. in the Mike Balkman Chambers at City Hall.

Present: Daniel Lee, Mayor
Albert Vera, Vice Mayor
Göran Eriksson, Council Member
Alex Fisch, Council Member
Yasmine-Imani McMorris, Council Member

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Recognition Presentation

Item R-3
(Out of Sequence)

CC - Presentation of a Commendation to Janet Hoult, 2022 Senior of the Year

Dr. Janet Hoult provided background on himself; she shared a poem about aging; and she encouraged everyone to get her new book.

Council Member Eriksson presented the Commendation to Janet Hoult, 2022 Senior of the Year.

Dr. Janet Hoult thanked the City for the honor.

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Item R-2
(Out of Sequence)

CC - Presentation of a Proclamation Designating May as Older Americans Recognition Month

Council Member McMorrin presented the proclamation designating May 2022 as Older Americans Recognition Month.

Kay Heineman, Senior Center Board Member, thanked the City Council and the City for the proclamation and she invited anyone 55 and over to join in activities at the Senior Center.

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Item R-1

CC - Presentation of a Proclamation Designating May as Historic Preservation Month

Mayor Lee presented the proclamation designating May 2022 as Historic Preservation Month.

Hope Parrish accepted the proclamation on behalf of the Culver City Historical Society; thanked the City Council and staff for the recognition; and she congratulated Dr. Janet Houlton her award noting that she was one of their biggest donors.

Jeremy Bocchino, City Clerk, reported work being done to fix the issue of those on Webex being unable to see Council Chambers and she encouraged anyone who wanted to watch to go to Channel 35 on Spectrum, culvercity.org/agendas and join the in progress meeting or to watch on youtube.com/culvercity.

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Pledge of Allegiance

Mayor Lee led the Pledge of Allegiance.

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Community Announcements by Members/Information Items from Staff

Council Member McMorris expressed appreciation for community members and groups that came out to Veterans Park on May 7 to support women having autonomy over their bodies; discussed youth leadership from Culver City High School (CCHS); the impact of the potential Supreme Court of the United States (SCOTUS) opinion; she acknowledged the presence of staff from Assembly Member Bryan and Supervisor Mitchell, Council Members, and School Board Member Dr. Kelly Kent being present at the event; and she announced a larger event planned for May 14.

Council Member Fisch reminded everyone to vote in the June 7 primary election and he discussed the e-waste and paper shredding event the previous weekend noting that the next event would be on August 6 also in Syd Kronenthal Park.

Mayor Lee echoed comments from Council Member McMorris noting that 80% of the City Council had been present to support the rights of youth and women in their quest to maintain bodily autonomy, and he pointed out that the issue is also about equality and equity and believing that women can make their own decisions.

Mimi Ferrel, City Clerk Specialist, announced that the annual application period was open to fill vacancies on various City Commissions, Boards, and Committees until May 16 with applications and information available at www.culvercity.org/serve or by calling (310) 253-5851; she encouraged those looking for community service or to participate in local government to apply; she indicated that applicants must be 16 years of age or older with parental consent for those under 18; and she noted that incumbents were required to reapply.

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Presentation

Item P-1

CC - Presentation to City Council from FM3 Regarding the

Business License Tax and the Affordable/Workforce Housing Ballot Measure Survey Results

Rick Sklarz, FM3, provided a presentation on survey results for the Business License Tax and the Affordable/Workforce Housing ballot measures; discussed methodology; voter mood; issue context; whether respondents felt the City was going in the right direction; the feeling that homelessness and housing costs are the largest problems facing the City; other cities facing similar issues; inflation/cost of living; crime; taxes; initial reactions to ballot measures for the modernization of the business tax and an affordable housing tax; increased support when the tax is described as cents per square footage rather than as a whole dollar amount; use of funding; voter priorities; the importance of wording and terminology in the process; the worsening mood of the voters; convincing reasons to vote against the measures; homeless spending; larger trends; the shift in public sentiment; other areas with negative attitudes about communities; the 2019 survey; the need for education; allowing the public to make an informed decision; and survey conclusions.

Discussion ensued between staff and Council Members regarding the ability of the City Council to ask questions; methodology for determining the amount for the Affordable Housing Measure; age and demographic breakdown; continued conversation with the Housing and Homelessness Subcommittee; total number of people involved in the survey; survey fatigue; trends around crime, public safety, and homelessness that are not individual to Culver City; slightly decreased concerns about traffic congestion; and appreciation for the presentation.

Mayor Lee invited public comment.

Mimi Ferrel, City Clerk Specialist, explained procedures for making public comment.

The following members of the public addressed the City Council:

Candace Simmons was called to speak but did not respond.

Bryan Sanders, Common Sense Culver City Political Action Committee, asked about Measure CC; questioned what the funds were used for; discussed the original intent of the measure as written on the ballot; concern with taking more money to provide vital City services; encouraging people to live, work, and spend in Culver City; concern with burdening residents with more taxes; and the need for a more nuanced discussion with the

public.

David Voncannon, Interim Director for the Culver City Chamber of Commerce, reminded everyone that businesses are just now beginning to recover from the pandemic; discussed the end of the eviction moratorium; difficulty staffing; concern with adding any additional burden; clarification that the Business License Tax is a tax on revenue, not profits; he noted that when costs increase, prices increase; and he proposed that those points be added to any education about the measure.

Jeannine Wisnosky Stehlin discussed small non-profits in Culver City that are struggling and subject to businesses taxes; she questioned whether the full survey results would be available to the public; she pointed out that about 1% of the population was surveyed; observed the increase in the number of people who felt that the City was not going in the right direction since 2018; concern with a pre-determined narrative; and she summarized tax measures since 2008 noting tax fatigue.

Patrick Meighan discussed housing costs; ineffective strategies for affordable housing; inclusionary mandates; other renters subsidizing the affordable units; people being forced to leave the City due to unaffordable housing; and the need additional conversation for everyone to be part of the solution to make Culver City a home for everyone.

Candance Simmons provided background on herself; expressed disappointment in the numerous times she was denied a grant during the pandemic as Culver City is not seen as a City that is economically disadvantaged; loans that need to be repaid; the struggle to restore her business to a pre-pandemic state; increased costs of goods and operations; rent increases; limited cash flow; decreased staffing; she asserted that now is not the time for the City to increase business taxes; and concern that small businesses are not being valued when being told that since they survived they should pay more.

Mayor Lee clarified that the commercial eviction moratorium has been longer than for any almost other city in the state; he discussed the framing of the business license tax update; ensuring that small businesses do not have their rates increased; and allowing the City to gain resources from larger businesses with many employees that tax roads and City services.

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Item P-2

CC - Presentation to City Council by the Culver City Arts District Building Improvement District (CCADBID) of the CCADBID's Proposed FY 2022-2023 Budget Considerations

George Montgomery, CCADBID, provided background on the BID; discussed work done by the BID; the annual Art Walk and Roll Festival; street cleaning; lighting; revitalization; and public space.

Mike Russell, CCADBID, discussed partnerships; boundaries of the BID; participating businesses; bringing back business activity; support from the Arts District Residents Association; maintenance; MOVE Culver City; the inability of street sweepers to access small areas blocked by bollards; the need for a person to clean the accumulation of debris; program costs; and the Chrysalis program.

Noah Baylin, CCADBID, discussed the need for better lighting, and benefits, durability, and costs for string lights on trees lining the Arts District corridor.

Edgar Varela, CCADBID, provided background on himself; discussed the Ballona Creek monument; options to improve the entrance to the City; banners; removal costs; and the feeling that repair and refurbishment would be the most effective solution.

Lee Chernotsky, Rosies Foundation, thanked everyone involved in the project; discussed the Melvil Parklet; community programming; the plan to maintain and grow the community; Syd Kronenthal Park; outdoor programming; and enhancing community by providing safe greenspace.

Michael Russell, CCADBID, provided background on himself; discussed challenges faced by the City; program costs; the funding request; the track record of successful City partnerships; participation by the business community; oversight of programs by the BID; and assistance provided to the City.

Josetta Sbeglia, CCADBID, asserted that it was a good time to invest in the District; discussed the importance of clean and safe streets; collaboration with the City on proposed projects; and she thanked the City for past and future support.

Discussion ensued between staff and Council Members regarding

appreciation for the presentation; letters received from members of the BID questioning the process; the importance of ensuring that all Board Members know what is going on; and appreciation to the BID Board for thinking ahead and for the targeted nature of the approach with the accompanying targeted information.

The following members of the public addressed the City Council:

Maria Mendoza indicated living on Melvil Street; asserted that everything was fine until the street was closed; discussed lack of notification; noise and trash issues; frustration with paying taxes to Los Angeles and Culver City but not receiving services from either; and she did not want to see the street remained closed.

Susan Rosen questioned why Melvil was the only street to be closed off; discussed the proprietor of the Jazz Café who put in for an outdoor dining permit; parties; loud music; increased traffic as a result of the street closure; emergency access; the bus lane; safety issues; she noted that Rosies came on board after the outdoor dining permit was pulled; and she stated that the area attracts homeless people and is a blight and an interference in their privacy.

Michael Rosen questioned why Melvil was chosen to be shut down; discussed loss of parking; lack of notification; safety issues; homeless individuals; trash; and engagement with Police and Fire personnel.

Monica Richardson expressed outrage and anger at how the City Council had taken away power from CCPD to address the homeless; discussed people who are afraid to go to the Senior Center; expressed support for CCPD and law and order; she wanted Council Members who supported the bulb out to step down; discussed the empty bicycle lane and the inability to film now; the feeling that the City Council has an agenda that is more important than the businesses; the inability of CCPD to move the homeless; criminals; and she asserted that the word was out that you can do anything you want in Culver City.

Ken Mand discussed previous speakers who commented on items not on the agenda; support for the efforts of the Arts District BID to make the neighborhood a wonderful community; support for Chrysalis cleaning, string lights, the monument, and exploring what can be done with public space on Melvil; challenges faced by the Arts District related to the pandemic; collection of assessments; the small amount collected in comparison to other

districts; and he hoped there would be some line items in the budget to support the proposals.

Mayor Lee indicated that he would follow up with the Chief of Police regarding comments about crime and trash.

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Joint Public Comment - Items NOT on the Agenda

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Cynthia Ojeda, Sustainable Management Services, contractor for the Culver City Farmers Market, discussed social service programs provided at the Culver City Farmers Market; program benefits accepted as payment; incentive programs; federal grants; incentive matching grants; the pilot market to accept the e-WIC Card; accelerating use of the SNAP EBT card; incentive matching grants; provision of services to the community during the pandemic; work with the Senior Center; and she announced that thee-card pilot would begin in June 2022.

Bryan Sanders, Common Sense Culver City, requested an update about the California YIMBY (Yes, In My Back Yard) lawsuit against the City; discussed work to reduce the amount of building space in R1 zones with changes made to building standards; preventing mansionization; communication with California YIMBY groups and Professor Elmendorf at UC Davis; people who no longer work with the City; people who are now suing Culver City for having reduced buildable space; increasing buildable space to get rid of R1; he reported that he had received inquiries about why FAR (Floor Area Ratio) was reduced and why Cal YIMBY was involved in Closed Session; public records requests; helping people to understand why FAR was reduced; and he requested an update on why California YIMBY is suing the City now and the status of the lawsuit.

David Voncannon congratulated Dr. Janet Houlton her recognition and thanked her for all that she has done for the City.

Mary Daval discussed the action of the City to open Main Street to cars except on Tuesdays for the Farmers Market and on weekends; the mandated purchase of hydraulic bollards; she noted that the weekend closures were not contingent on the hydraulic bollard installation; concern with comments by staff that

weekend closures would commence in January 2023 at the April 21 Bicycle and Pedestrian Advisory Committee (BPAC) meeting; she asked the City Council to immediately direct staff to follow through on the motion to close Main Street to cars from Friday evenings to Monday mornings; discussed safety concerns; increased hot weather; and the need for public space.

Michelle Weiner was called to speak but did not respond.

Dylan Gottlieb was called to speak but did not respond.

Rebecca Rona Tuttle, Equity and Human Relations Advisory Committee (EHRAC) Chair, stated that CCPD was investigating resident reports of being sent anti-Semitic flyers; reported EHRAC sponsorship of *An Appreciation of Asian Americans Through Storytelling* for Asian American Awareness Month on May 24 in the Garden Room of the Veterans Memorial Complex; and she discussed participant speakers.

Jim Shanman wished everyone a Happy Bike month and he discussed Bike Month activities noting that more information was available at walkmorebikemore.org.

Mario Rodriguez discussed the large encampment near his home; the steady flow of unhoused neighbors; mental health episodes; he questioned what plans the City had to prevent creation of a Skid Row; expressed concern with taking on everyone else's homeless population; he noted that his daughter was afraid to walk to school; discussed the encampment at the Senior Center; his work as a social worker noting that he is a paycheck away from being a client as well; he indicated that he did not know what the answer was but he felt that throwing millions of dollars at the issue didn't seem like the answer; discussed the request of the Arts District for lights; and dark streets.

Michelle Weiner questioned the necessity of waiting to close Main Street on the weekends; discussed the closure of Main Street for the Farmers Market; the decision of the City Council on March 28; the glory days of Main Street during the pandemic; and she wanted to start cultivating the Main Street that they would like to see.

Responding to Mayor Lee, Assistant Police Chief Jason Sims indicated that he was not aware of an uptick in calls for service in the area around the Melvil Parklet and he agreed to research the matter and connect with members of the public who expressed concern about homeless individuals, loud parties, and rental of

space for events.

Discussion ensued between staff and Council Members regarding including the installation of bollards on Main Street; expectations of people regarding space; clarification that the bollards have been ordered but will not be able to be installed until January; clarification that requirements for closing the space on weekends would entail the use of waterfilled barricades and require intensive staff effort; large vendor trucks used to block each end of the Tuesday Farmers Market; concern with behavior patterns for Amazon and Apple employees being put in place with the street being open; the need for City Council direction in order to make a change; consideration of using City trucks to close Main Street on the weekends; the capital project coming on the street lights; examining streets not currently served by streetlights; the staff recommendation to explore an assessment district approach with regard to streetlights; the Safe Routes to School contract; the inability to comment on the pending YIMBY Law lawsuit with regard to reduced FAR in the 2020 single family standards ordinance; and the budget hearings beginning on May 16.

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Receipt and Filing of Correspondence

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

Mimi Ferrel, City Clerk Specialist, reported that 24 pages of public comment had been received.

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Order of the Agenda

Items R-3 was heard before Item R-2; Item R-2 was heard before Item R-1; and Item C-3 was considered separately at the end of the Consent Calendar.

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Consent Calendar

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE

ITEMS C-1, C-2, AND C-4 THROUGH C-14.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for April 16, 2022 to April 25, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 16, 2022 TO APRIL 25, 2022.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting of April 25, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING OF APRIL 25, 2022.

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Item C-4

(Out of Sequence)

CC:HA - Approval of an Amendment to an Existing Agreement with KOA Corporation to Provide On-Call Construction Bidding Services, and Construction and Project Management Services in an Additional Amount Not-to-Exceed \$174,310

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO AN EXISTING AGREEMENT WITH KOA CORPORATION TO PROVIDE ON-CALL CONSTRUCTION AND PROJECT MANAGEMENT SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$174,310; AND,
2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - Approval of Amendments to Existing Professional Services On-Call Agreements with Fleming Environmental in an Amount Not-to-Exceed \$75,000 Annually through the Remaining Term of the Agreement and with West Coast Arborist in an Amount Not-to-Exceed \$108,750 for FY2021/2022

THAT THE CITY COUNCIL:

1. APPROVE AMENDMENTS TO EXISTING PUBLIC WORKS PROFESSIONAL ON-CALL SERVICES AGREEMENTS WITH FLEMING ENVIRONMENTAL SERVICES IN AN AMOUNT NOT-TO-EXCEED \$75,000 ANNUALLY THROUGH THE REMAINING TERM OF THE AGREEMENT AND WITH WEST COAST ARBORIST IN AN AMOUNT NOT-TO-EXCEED \$108,750 FOR FY2021/2022; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 1 and Order the Preparation of the Engineer's Report Thereon for Fiscal Year 2022/2023

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 1 AND ORDER THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

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Item C-7

CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit

Assessment District No. 2 and Order the Preparation of the Engineer's Report Thereon for Fiscal Year 2022/2023

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT AN ANNUAL ASSESSMENT FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 2 AND ORDER THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

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Item C-8

CC - Adoption of a Resolution Initiating Proceedings to Levy and Collect Annual Assessments for the West Washington Benefit Assessment District No. 3 and Order the Preparation of the Engineer's Report Thereon for Fiscal Year 2022/2023

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD: ADOPT A RESOLUTION INITIATING PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 3 AND ORDER THE PREPARATION OF AN ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

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Item C-9

CC - Approval of an Agreement with NBS Inc. for Special Tax Administration Services Related to West Washington Assessment Districts Nos. 1, 2 and 3 for a Term up to Five Years in an Aggregate Amount Not-to-Exceed \$78,000

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR AGREEMENT WITH NBS, INC. FOR SPECIAL TAX ADMINISTRATIVE SERVICES RELATED TO WEST WASHINGTON ASSESSMENT DISTRICTS NOS. 1, 2 AND 3 FOR A FIVE-YEAR TERM IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$78,000; AND,
2. IF CITY COUNCIL APPROVES THE AGREEMENT WITH NBS, AUTHORIZE STAFF TO NEGOTIATE THE FINAL TERMS OF THE AGREEMENT, PROVIDED THE FINAL CONTRACT PRICE DOES NOT INCREASE MORE THAN THE CITY MANAGER'S CONTRACT AUTHORITY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/APPROVE THE NECESSARY DOCUMENTS; AND,

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

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Item C-10

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2022/2023

THAT THE CULVER CITY CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2022/2023.

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Item C-11

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2022/2023

THAT THE CULVER CITY CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2022/2023.

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Item C-12

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2022/2023

THAT THE CULVER CITY CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2022/2023.

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Item C-13

CC - Approval of an Agreement with e-Mission Control for Transaction and Management Services for Credits under the California Low Carbon Fuel Standard (LCFS) Program for a Two-Year Period with Three One-Year Extension Options, in a Total Amount Not-to-Exceed \$185,000 (\$105,106 Base Cost Consisting of \$25,889 for the Initial Two-Year Term Plus \$79,217 in Total for Three One-Year Extension Options; Plus \$79,894 Contingency Authority)

THAT THE CULVER CITY CITY COUNCIL:

1. APPROVE A TWO-YEAR AGREEMENT WITH E-MISSION CONTROL FOR TRANSACTION AND MANAGEMENT SERVICES FOR CREDITS UNDER THE CALIFORNIA LOW CARBON FUEL STANDARD (LCFS) PROGRAM IT AN AMOUNT NOT-TO-EXCEED \$25,889; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE THREE ADDITIONAL ONE-YEAR OPTIONS IN A TOTAL AMOUNT NOT-TO-EXCEED \$79,217; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$79,894 FOR UNEXPECTED COSTS; 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-14

CC - Adoption of a Resolution Confirming the April 29, 2022 Forty-Second Supplement to Public Order (Termination of Commercial Tenant Eviction Moratorium and Establishment of Repayment Plans) Issued by the City Manager, as Director of Emergency Services, under City of Culver City Emergency Authority, Due to the Coronavirus Respiratory Disease (COVID-19) Pandemic

THAT THE CULVER CITY CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE APRIL 29, 2022 FORTY-SECOND SUPPLEMENT TO PUBLIC ORDER (TERMINATION OF COMMERCIAL TENANT EVICTION MORATORIUM AND ESTABLISHMENT OF REPAYMENT PLANS), UNDER CITY OF CULVER CITY EMERGENCY AUTHORITY, DUE TO THE CORONAVIRUS RESPIRATORY DISEASE (COVID-19) PANDEMIC.

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Item C-3
(Out of Sequence)

CC:SA:HA:PA - CONSENT ITEM: (1) Receipt of the City Manager's/Executive Director's Proposed Budget for FY 2022/2023; and (2) Setting the Date and Time of the Public Hearing on the Proposed Budget for June 27, 2022 at 7:00 p.m.

Council Member Fisch received clarification from the City Clerk regarding procedure.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY CITY COUNCIL, AND THE SUCCESSOR AGENCY, HOUSING AUTHORITY AND PARKING AUTHORITY BOARDS:

1. RECEIVE THE PROPOSED BUDGET FOR FY 2022/2023; AND,
2. SET THE TIME AND DATE FOR THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR JUNE 27, 2022 AT 7:00 P.M., OR AS SOON THEREAFTER AS MAY BE HEARD.

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Action Items

Item A-1

CC - (1) Approval of an Agreement with Merrimac Energy Group for the Provision of Bulk Unleaded and Diesel Fuel for City Vehicles in an Amount Not-To-Exceed \$2,250,000; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment

Rolando Cruz, Chief Transportation Officer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts.

Mayor Lee invited public comment.

Alicia Ide, Management Analyst, indicated that no requests to speak had been received.

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

1. APPROVE AN AGREEMENT WITH MERRIMAC ENERGY GROUP FOR THE PROVISION OF BULK FUEL IN AN AMOUNT NOT TO EXCEED \$2,250,000 FOR THE PERIOD ENDING JANUARY 31, 2025; AND,

2. APPROVE A RELATED BUDGET AMENDMENT ALLOCATING \$325,000 BROKEN DOWN AS FOLLOWS: \$86,450 IN 10116100.600800, \$65,200 IN 20260400.600800, \$162,650 IN 20370200.600800, \$5,250 IN 20460300.600800, \$2,250 IN 30870400.600800, AND \$3,200 IN 41470420.600800 FOR FUEL PURCHASES (REQUIRES A FOUR-FIFTHS VOTE); AND,

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

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

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Item A-2

CC - (1) Report on and Discussion of the Potential Development of an Ordinance Setting a Culver City Minimum Wage; (2) (If Desired) Creation of an Ad Hoc Minimum Wage Subcommittee and Appointment of Two City Council Members thereto; and (3) Direction to the City Manager as Deemed Appropriate

Onyx Jones, Assistant City Manager, summarized the material of record.

Discussion ensued between staff and Council Members regarding Culver City vs. Los Angeles county; comments from School District and City employees four years ago; difficulties for business owners and for workers; poverty-level wages; increasing the minimum wage with the Consumer Price Index (CPI) or rate of inflation; discussing the issue to see what people think; the actions of West Hollywood; the importance of stakeholder engagement; various approaches by different cities; tying the

CPI to the Fiscal Year; separating by large and small businesses; and different rates for hotel workers.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

David Juarez, California Restaurant Association, expressed opposition to the item; noted that sufficient work was already being done; discussed state requirements; consistency; confusion; remaining competitive with the rest of the state; he asked that the City not duplicate state efforts; and he urged a no vote on Item A-2.

Todd Shays was called to speak but was not online.

Disa Lindgren noted the importance of study; expressed appreciation for the presentation; discussed inequality; cost of living; fair compensation for the lowest paid workers; length of time for implementation; learning from other communities; and she felt that having a five year plan would be helpful for workers and employers.

Khin Khin Gyi discussed the actions of Santa Monica in 2015; the raise to the minimum wage by the state; inflation; current economic indicators; she felt that increasing the minimum wage would make inflation worse; and she proposed waiting to see the effect of the recent increase to interest rates on inflation.

Candance Simmons was called to speak but did not respond.

David Voncannon, Interim Director of the Chamber of Commerce, stated that staff costs typically make up 60% of the cost of a business; discussed raising costs during an inflationary period; and he encouraged obtaining input from stakeholders if the decision is made to move forward.

Jeannine Wisnosky Stehlin acknowledged the struggles of workers; discussed municipalities that decided not to raise the minimum wage all at once; the need to study and involve the community; the process to determine whether to move forward; the state minimum wage; and the importance of proceeding carefully.

Bryan Sanders, Common Sense Culver City, echoed comments from the previous speaker; discussed the need for community workshops and public discussion; the importance of creating space for true dialog; outreach; demonstrated need; lack of evidence; not

approaching the issue as a foregone conclusion; and he felt everyone needed to do much better.

Maria Jacobo, Culver City Chamber of Commerce Chair, urged the City to move forward cautiously; proposed that if the item is moved forward, that Council Member Eriksson or Vice Mayor Vera serve on the ad hoc subcommittee as they would have valuable insights as business owners; discussed the need for a seat at the table for businesses; concern with additional burden placed on struggling businesses; forcing businesses to move away; gaining insight from the Economic Development department and Economic Recovery Task Force; and the expiration of the Commercial Eviction Moratorium.

Freddy Puza thanked the City Council for the conversation about the minimum wage; discussed augmenting the goal of an inclusive and affordable City; the state minimum wage; higher costs in Culver City than in other parts of the state; the living wage calculator developed by MIT; increased employee retention and productivity with adequate wages; boosting the economy; ensuring that a phased approach is taken to create a sustainable program; features of the approach taken by West Hollywood; and he expressed support for further research by an ad hoc subcommittee in order to develop a comprehensive ordinance to vote on.

Cedric Joins felt that a higher minimum wage would create an increased burden on businesses; discussed COVID-19; potential layoffs or businesses leaving the City with an increase; concern with discouraging businesses from coming to the City; detrimental effects to residents with higher prices for goods and services; contributing to already out of control inflation; and he asked the City to carefully consider any increase to the minimum wage, especially at this time.

Discussion ensued between staff and Council Members regarding support for establishing a subcommittee to consider the issue; lack of comment from minimum wage workers; the importance of hearing from affected stakeholders; issues currently facing businesses; the feeling that Culver City does not need to make changes; the actions of the cities around Culver City as setting the tone; increased wages with the shortage of employees; other issues that the City should be spending staff time and money on; the feeling that salaries are not any lower than in surrounding cities; average household income for Culver City residents; businesses that are struggling; remaining competitive; having the two Council Members who will be serving the longest to be on the ad hoc subcommittee; whether there is

a conflict for business-owners to be involved in the process; the fact that most neighboring cities have a higher minimum wage; research by Nobel-prize economist David Card debunking the traditional argument that minimum wage hurts employment; support for forming a subcommittee and focusing on the process of West Hollywood, which is seen as a business-friendly city; being confident that people serving are not struggling on subsistent wages; the Conflict of Interest regulations that would likely apply to Council Member Eriksson and Vice Mayor Vera; appreciation for the presentation; a request that staff research neighboring jurisdictions; concern that staff is already burdened; the time consuming nature of the difficult and complicated item; agreement that everyone should make living wages; the current market; providing different perspectives on the ad hoc subcommittee; the economic downturn; effects of the pandemic on employees as well as to businesses; stagnant wages while prices have gone up; the economic analysis around the Great Resignation; difficulty recruiting workers; fixing the issue by paying people more; and getting the process started.

Mayor Lee moved to create an ad hoc subcommittee and Council Member Fisch seconded the motion.

Additional discussion ensued between staff and Council Members regarding willingness to serve on the subcommittee; the implicit interest of businesses in all things; power dynamics; and the way wages are set in society.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL: CREATE AN AD HOC MINIMUM WAGE SUBCOMMITTEE AND APPOINT VICE MAYOR VERA AND COUNCIL MEMBER MCMORRIN THERETO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN
NOES: ERIKSSON, VERA

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Public Comment - Items Not on the Agenda

Mayor Lee invited public comment.

Jeremy Bocchino, City Clerk, indicated no requests to speak.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 10:10 p.m. the City Council, Housing Authority Board, Parking Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on May 16, 2022.

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



DR. DANIEL LEE
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board, Culver
City Housing Authority Board, and Culver City Parking
Authority Board

Date: May 23, 2022