

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

September 12, 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, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:03 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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Closed Session

Mayor Lee invited public comment.

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

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 6:05 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Item:

CS-1 CC - Conference with Labor Negotiators

City Designated Representatives: City Manager John Nachbar;
Assistant City Manager Onyx Jones
Employee Organization: Culver City Employees Association;
Culver City Management Group; Culver City Police Officers
Association; Culver City Fire Fighters Association; Culver City
Police Management Group; Culver City Fire Management
Association; Executive Management Employees
Pursuant to Government Code Section 54957.6

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Recognition Presentations

At 6:55 p.m. Mayor Lee reconvened the meeting of the City Council
with all Council Members present.

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Recognition Presentation

Item R-1

**CC - Presentations of a Proclamation in Recognition of National
Suicide Prevention Week**

Mayor Lee presented a proclamation in recognition of National
Suicide Prevention Week noting his own personal experience with
losing friends.

Bridget McCarthy expressed appreciation for the recognition;
discussed her loss; the importance of considering mental health;
bringing awareness to the community; an upcoming Walk on October
22 to raise funds for the community; teams at the High School;
and saving lives.

Vice Mayor Vera expressed condolences for Ms. McCarthy's loss;
discussed awareness; a recent loss of a family friend; and the
importance of de-stigmatizing accepting help.

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Regular Session

Mayor Lee reconvened the meeting of the City Council, Successor
Agency to the Culver City Redevelopment Agency Board, and Culver
City Housing Authority Board at 7:04 p.m. with five Council

Members present.

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Pledge of Allegiance

Mayor Lee led the Pledge of Allegiance.

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Report on Action Taken in Closed Session

Mayor Lee indicated nothing to report out of Closed Session.

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Community Announcements by Members/Information Items from Staff

Council Member McMorris discussed the multitude of issues faced by people; being available for anyone who needs help; the recent Labor Day observance; she cited the Toni Morrison essay: *The Work You Do, The Person You Are*; she announced Hispanic Heritage Month from September 15 - October 14 and indicated that information was available at hispanicheritagemonth.gov; she noted the recent heatwave and information available at ready.lacounty.gov/heat; and she asked that when the meeting is adjourned, that it be adjourned in memory of Ralph "Doc" Guthrie.

Council Member Eriksson reported attending the recent California League of Cities Annual Conference; discussed the Panel on Creative Solutions to Reduce Homelessness; Navigation Centers; housing opportunities; residency requirements; and he asked for City Council consensus to examine residency requirements.

Discussion ensued between Council Members regarding having the Housing Subcommittee consider the item; priority for those on the By Name List already generated by the City; people known to the Culver City Outreach Team; frequent users of services; difficulty establishing residency if one is already homeless; people who have been in the area for quite some time; homeowners struggling with issues; and a request that the Housing Subcommittee get information from San Mateo county and the 12 city organization in northern California.

Council Member Fisch discussed the Walk and Roll Festival on September 24 at Culver City Middle School and the Arts Walk and

Roll Festival on October 8 in the Arts District; he announced that he would be chairing the Next Generation of Infrastructure Committee as part of Southern California Association of Governments (SCAG); and he received City Council consensus to agendize a presentation on a program that the City of Elk Grove has where homeless individuals are paid to clean up after themselves.

Vice Mayor Vera discussed a family friend who took her life on September 1; appreciation for efforts to raise awareness; feedback from residents regarding a mobile home parked with a goat living inside; the need to find a way to address issues; tools to give to the Culver City Police Department (CCPD); concern with criminalizing homelessness vs. addressing issues; service resistant individuals; length of time for housing to be built; and he asked that the City Council agendize consideration of tools to address concerns.

Discussion ensued between Council Members regarding a special City Council meeting on homelessness held earlier in the year; consideration of what tools and resources law enforcement can be given to address issues; the upcoming presentation from LAHSA (Los Angeles Housing Services Authority); the report on numbers of unhoused individuals in the City; the Annual Homeless Count; outreach and programs by the Housing and Homelessness Subcommittee; concern with pulling staff from their priority on Project Homekey; alleviating homelessness from a housing perspective; addressing homelessness from an enforcement perspective; programs in process to address issues; City Council authorization of actions the CCPD can take to address homelessness; policies to address service resistant individuals; unarmed response; putting a contingency plan in place; formulation of a strategy to get the unhoused into the motels; the number of beds coming online vs. the number of homeless individuals counted in the City at the last homeless count; raw data adjusted by LAHSA; and lack of consensus to agendize an item for discussion.

Mayor Lee discussed recent gun violence in the City and a request from a resident to send another letter in support of SB (Senate Bill) 679.

Discussion ensued between staff and Council Members regarding legislative policy; the previous expression of support from the City Council; the Los Angeles Affordable Housing Authority; expressing continued support; sending a letter to the governor; concern with giving direction; and agreement by City staff to

follow up.

Mayor Lee discussed the recent visit of the delegation from Sister City Uruapan, Mexico; the US-Mexico Sister Cities Summit from October 11-14 in San Diego; cities leading in addressing issues by creating policy; nearby nations; the latest climate crisis heatwave; the current drought; climate change; the importance of doing everything possible to address the climate crisis; taking action to reduce frequency and intensity of heatwaves; the State of the City on September 15; the goal of getting neighbors and stakeholders to talk to each other; the World Café style event; sponsorship by Ting; refreshments provided; participation by students and families; the importance of welcoming all opinions; and encouraging people to talk to each other rather than at each other.

Jeremy Bocchino, City Clerk, announced that Spectrum was not working and that the cable channel was not available for viewing; she noted the meeting was available on the website at www.culvercity.org/meetings; she discussed logging in via Webex to make public comment; she reported the availability of an additional vote center at City Hall in the Patacchia Room; she indicated that ballots had been prepared; discussed City Council positions available and Measures to be voted on; and she noted that additional information was available at the back of Mike Balkman City Council Chambers.

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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:

Maren Neufeld and Lisa Saperston, Culver City Sister Cities Committee, provided background on the organization, requested that the City Council agendize an item to consider adding two additional Sister Cities: Gudavolla Sweden (Council Member Eriksson's hometown) and Swartland, South Africa; they discussed complimenting current Sister City relations; creating a truly global presence; recent hosting of the delegation from Uruapan, Mexico during Fiesta La Ballona weekend; and the delegation to attend the Sister Cities International Summit in February and to visit Swartland.

All Council Members agreed to agendaize consideration of adding two additional Sisters Cities.

Ron Ostrin discussed companies buying up single family homes to rent out; the actions of certain Council Members to eliminate single family housing in the Housing Element; lack of outreach; circumventing resident ownership requirements of SB 9; lack of approval of the Housing Element by the state; employees leaving the City; the Council majority; loss of the urban canopy; change with the City Council elections in November; financial penalties associated with not getting the Housing Element approved; radical changes to the community and the environment; he asserted that families would not be able to buy in the City; and he asked the City Council to reconsider noting that they were working to feed Wall Street investor frenzy.

Nancy Barba indicated that she served on the Planning Commission but was speaking on behalf of herself; asked the City Council to consider a discussion of using funds from the Real Estate Transfer Tax to support deed restricted affordable housing; and she expressed support for providing transparency regarding funding for affordable housing developers.

Bubba Fish indicated serving as Vice Chair of the Advisory Committee on Housing and Homelessness (ACHH); discussed results of the Homeless Count; neighboring districts that reduced their number of unsheltered, unhoused individuals; the increase in unhoused individuals in Culver City; the decreased number of people being housed by the City; and the vote of ACHH to support both the Safe Parking Program and Pallet Shelter programs due to the different populations served.

Council Member Fisch discussed the work of the Housing Subcommittee on Safe Camping and Safe Parking noting there would be an opportunity to consider programs that dovetail with those.

Eileen Chen shared comments from Georges Chamchon who indicated that Asian World Film Festival (AWFF) receptions would still be held in the City, but the screenings had proven too difficult; AWFF sponsor, Vinfast wanted to park two electric cars in Town Plaza; and Ms. Chen asked the City Council to sponsor the event with a stage at Town Plaza for the Martial Arts Day on November 14.

Discussion ensued between staff and Council Members regarding efforts of the City to help coordination with Amazon; unanimous City Council consensus was achieved to consider sponsorship;

and the AFFF was encouraged to submit specifics for sponsorship to staff in written form as soon as possible.

Jamie Wallace was called to speak but did not respond.

Phil Olson expressed support for the MOVE Culver City Project; discussed his positive experiences; using bicycles for transportation; increased transportation alternatives for everyone; the need to move forward in building a more equitable City; he noted that he had reduced the use of his car by 80%; and he thanked staff for their efforts.

Alejandro Larson discussed the homeless situation at the Creek near Overland and Ocean; a recent fire across the street from his house; multiple encampment fires in the area; mental health issues; he expressed weariness from living in fear; and he asked if CCPD could do anything to keep the area safe.

Sebastian Hernandez discussed an incident in front of his house; CCPD response; trauma; concern with lack of progress made on the mobile crisis unit; continued discussions of acquiring more military equipment; the work of the police to deal with welfare checks and mental health crises; misdirected policing; the need for public services that work to prevent crime; maligning the unhoused; similar fears experienced by both the housed and unhoused population; over-policing vs. providing services to address the situation; the need to help the most vulnerable; and he asserted that the police do not prevent crime.

Eric Shabsis, Hackman Capital Partners, read excerpts from a letter by Michael Hackman regarding misinformation about plans for property with a structure fronting on Poinsettia; residential uses not conforming to the industrial zoning; compliance with ordinances; lack of eligibility of the structure for historical designation; partnerships with the neighbors; community feedback; communication with the Downtown Business Association (DBA) and Rancho Higuera Neighborhood Association (RHNA); architecture; the creative re-design process; maintenance of the exterior architecture; conformance to existing zoning; commitment to preserving and improving the quality of life in the City while working with community partners; he indicated that the letter would be distributed to the RHNA and impacted neighbors; and, responding to inquiry, he agreed to also supply the letter to all Council Members.

Melissa Sanders suggested that the NFL building be redeveloped into affordable housing; asserted that residents and property

owners did not want to criminalize the unhoused, but rather they wanted to be protected from dangers posed by propane tanks; and she felt that the City Council majority was being disrespectful to the people who put them in office.

Stacey Harkey expressed appreciation for the MOVE Culver City project; noted room for safety improvement on Washington Boulevard in the Arts District; proposed bollards to separate cars from the protected lanes; expressed support for the circulator bus; and she asked the City to keep up the great work.

Ron Bassilian was called to speak but was not present online.

Jamie Wallace discussed poor roadway and sidewalk conditions and questioned when things would be taken care of.

Karim Sahli discussed the life of Ralph "Doc" Guthrie who recently passed away; reported being one of his students; noted his influence in the City and his legacy through artists; and expressed appreciation to the City Council for adjourning in his memory.

Patrick Meighan thanked the City Council for the MOVE Culver City project; reported using the bike lane every day; and he expressed appreciation for investments made by the City in the improvements.

Frank Clark discussed the issue of vagrants in the City; difficulty hearing an issue discussed at a previous meeting; the dismissal of an idea to examine policies used in Los Angeles; people who refuse services; allowing people to choose to accept services or leave; and he felt that the City Council was destroying the City.

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Receipt of Correspondence

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

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Order of the Agenda

Jeremy Bocchino, City Clerk, indicated that PH-1 should be listed as an Action Item and would be changed to become Item A-6.

Items C-3, C-4 and C-6 were heard separately at the end of the Consent Calendar,

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Consent Calendar

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, AND C-5.

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Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 13, 2022 to September 2, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 13, 2022 TO SEPTEMBER 2, 2022.

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Item C-2

CC:HA:SA - Approval of Minutes for the Regular City Council Meeting on August 22, 2022

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING ON AUGUST 22, 2022.

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Item C-5

CC - Approval of an Amendment to the Existing Agreement with HP Communications to Support Fiber Maintenance and Continued

**Lateral Build-out for Culver Connect (Municipal Fiber Network)
for an Additional Six-Month Period**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH HP COMMUNICATIONS TO SUPPORT FIBER INFRASTRUCTURE MAINTENANCE, FIBER LOCATES/STORAGE, ENGINEERING SERVICES AND LATERAL CONSTRUCTION FOR CULVER CONNECT (MUNICIPAL FIBER NETWORK) FOR AN ADDITIONAL SIX-MONTH PERIOD (EXPIRING MARCH 31, 2023); 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-3
(Out of Sequence)

CC - (1) Approval of a Professional Services Agreement with Willdan Energy Solutions in an Amount Not-to-Exceed \$60,745 to Develop Three Scenarios for the Veterans Memorial Complex and Senior Center Microgrid Project, to Prepare Technical Specifications for Insertion into a Request for Proposals (RFP), to Assist Staff with Evaluating the Proposals Received, and to Prepare a Power Purchase Agreement with the Energy Service Company Selected to Implement the Project; and (2) Authorization of the Release of an RFP to Energy Service Companies to Implement the Project

Joe Susca, Senior Management Analyst, discussed the primary objective of the grid to build in resiliency to the Veterans Memorial Complex and he provided a summary of the material of record.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Paul Ehrlich questioned whether the two micro-grids would be connected; discussed The Plunge; placement of panels; and connecting the charging stations to the micro-grid system.

Discussion ensued between staff and Council Members regarding clarification that there would be one micro-grid connected to two facilities through an underground conduit; maximizing the amount from a capacity standpoint; the inability to add additional thermal; use of a natural gas-fired boiler; the Wende Museum; critical facilities identified by the American Red Cross; the primary goal of the project to build resiliency in case of an emergency; Veterans Auditorium; and EV chargers owned by EVgo.

Nancy Barba was called to speak but did not respond.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH WILL DAN ENERGY SOLUTIONS IN AN AMOUNT NOT-TO-EXCEED \$60,745 TO DEVELOP TECHNICAL SPECIFICATIONS FOR THREE DIFFERENT SCENARIOS FOR THE MICROGRID, TO ASSIST STAFF WITH PREPARATION OF A REQUEST FOR PROPOSALS AND TO EVALUATE THE RESPONSES RECEIVED, AND TO PREPARE A POWER PURCHASE AGREEMENT TO EXECUTE WITH THE SELECTED ENERGY SERVICE COMPANY TO IMPLEMENT THE PROJECT; AND,
2. AUTHORIZE STAFF TO RELEASE A REQUEST FOR PROPOSALS TO COMPETING ENERGY SERVICE COMPANIES TO IMPLEMENT THE PROJECT; 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-4
(Out of Sequence)

CC - (Authorization to Submit an Application for the US Department of Transportation Safe Streets for All Grant Program

THAT THE CITY COUNCIL: AUTHORIZE STAFF TO SUBMIT AN APPLICATION FOR THE US DEPARTMENT OF TRANSPORTATION SAFE STREETS FOR ALL GRANT PROGRAM.

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Item C-6

(Out of Sequence)

CC/HA - (1) Ratification of the Submission of a Grant Application in the Amount of \$5 Million Dollars Under the State of California Department of Social Services Guaranteed Income Pilot Program Request for Applications; and (2) Instruction to Staff to Return to the Council for Consideration and Appropriation of the 50% Match Requirement of \$2.5 Million, if the Grant is Awarded to the City

Discussion ensued between staff and Council Members regarding concern with the genesis of the item; other places that would benefit more from the grant; ratification of the application already submitted; concern with committing to \$1 million per year of General Fund monies; discretion of the City Manager to spend \$50,000 without City Council approval; the experience of other cities that participated in the pilot program; fiscal responsibility; support for using that amount of money for the mobile crisis team instead of the proposed program; costs to incarcerate people vs. to prevent homelessness; determination of participants by the Department of Social Services; and appreciation to the Mayor for finding the program and to staff for their work on the application.

Council Member Fisch moved to accept the staff recommendation.

Additional discussion ensued between staff and Council Members regarding success of the Guaranteed Income Pilot Program in Stockton; increases to the number of homeless individuals in the City; criteria and eligibility for participation; determining allocation of money received; and determining whether to allocate the funds when the status of the application is clear.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin was called to speak but did not respond.

Disa Lindgren expressed appreciation to the Mayor for finding the opportunity to apply for funds; discussed the effectiveness of the program in Stockton, California; the county Universal Basic Income Pilot Program; she felt the funds would be put to good use; and she hoped that the entire City Council would support participation in the program.

Ron Ostrin was called to speak but could not be heard.

Additional discussion ensued between staff and Council Members regarding a quote from Dr. Martin Luther King Jr. in 1967 regarding solving poverty with a guaranteed income; support for non-paternalistic programs; residents who would benefit from the program; money management; providing stability and predictability; alleviating money anxiety; the budget as a value statement; providing support rather than punishment; positive feedback from other communities around the nation; clarification on the motion and the process; and an observation that former president Richard Nixon had also supported the concept of Universal Basic Income.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY MAYOR LEE THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD:

1. RATIFY THE SUBMISSION OF A GRANT APPLICATION IN THE AMOUNT OF \$5 MILLION UNDER THE STATE OF CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (CDSS) GUARANTEED INCOME (GI) PILOT PROGRAM REQUEST FOR APPLICATIONS (RFA); AND,

2. INSTRUCT STAFF TO RETURN TO THE COUNCIL AND AUTHORITY FOR DISCUSSION AND APPROPRIATION OF THE REQUIRED 50% MATCH REQUIREMENT OF \$2.5 MILLION, IF THE GRANT IS AWARDED TO THE CITY; AND,

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

4. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND HOUSING AUTHORITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-3 AND C-4.

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Public Hearings

Item PH-2

(1) FOUR-FIFTHS VOTE REQUIREMENT: Waiver of Formal Bid Procedures and Award of a Construction Contract to Cornerstone Construction Group, Inc. in the Amount of \$8,309,694 to Renovate City-Owned Property at 3860 and 3900 Sepulveda Boulevard; (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Contract with Cornerstone Construction Group, Inc.; and (3) Authorization to the City Manager to Approve Change Orders to the Contracts in an Aggregate Amount Not-to Exceed \$830,969 to Cover Contingency Costs (10%)

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF MAILING, PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

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

Discussion ensued between staff and Council Members regarding funding sources; the tight timeframe and construction schedule; aesthetic improvement; community outreach to address concerns; liquidated damages; staff monitoring of the project; and clarification that the lowest responsive bidder was chosen.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Paul Ehrlich acknowledged the short time frame; questioned whether the public, the Finance Advisory Committee, and the Planning Commission should review plans for such a large project; he asked about sprinklers and burglar alarms; exterior door materials; keyless entry to individual rooms; eating facilities; general storage; bicycle storage; meeting areas; internet; offices; donation storage; soundproofing; education; landscaping; and indoor and outdoor furniture.

Ken Mand acknowledged the urgency of the construction; noted that the plans have been available for public review; discussed the competitive bidding process; authorizing additional contingency funds; environmental; providing additional tools to

help staff complete the project on time; liquidated damages; and he felt the contractor should share in the risk for delivering the project on time.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Council Members regarding acknowledgement of the need to move forward expeditiously; appreciation to staff for their work; liquidated damage; concern with adding something that was not part of the bidding process; potential delays; staff workload; early completion incentives; public infrastructure procurement processes; additional contingency funds; and leeway of the City Manager to negotiate.

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

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES, PURSUANT TO CCMC SECTION 3.07.090.E, AND AWARD A CONSTRUCTION CONTRACT TO CORNERSTONE CONSTRUCTION GROUP, INC. IN THE AMOUNT OF \$8,309,694 TO RENOVATE CITY OWNED PROPERTY AT 3868 AND 3900 SEPULVEDA BOULEVARD (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH CORNERSTONE CONSTRUCTION GROUP, INC.; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE CONTRACTS IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$830,969 TO COVER CONTINGENCY COSTS (10%); 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 PH-3

Adoption of a Resolution by the City Council Approving a Real Property Transfer and Disposition and Development Agreement by

and between the City and REthink Culver LLC, related to 9814 Washington Boulevard for the Construction of a Mixed-Use Affordable and Market Rate Housing Development with an Arts Related use on the Ground Floor, and Determining the Class 32 Categorical Exemption is Sufficient, and no New Additional Environmental Review is Required

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

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

Council Member McMorris exited the dais.

Discussion ensued between staff and Council Members regarding the height differential.

MOVED BY VICE MAYOR VERA AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, VERA
NOES: NONE
ABSENT: MCMORRIN

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

David Voncannon indicated that the Chamber of Commerce supported the project; discussed benefits of the project; lack of parking associated with the project; access to transit options; aesthetics; he asked that the design relate to the styling of the other buildings in the area; and he indicated support for activating the space.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY VICE MAYOR VERA THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, LEE, VERA

NOES: NONE
ABSENT: MCMORRIN

Council Member McMorris returned to the dais.

Discussion ensued between staff and Council Members regarding concern with the consistency of architecture; a suggestion to send the project back to adjust the design to match surrounding buildings; support for the built-in mobility options; incentives for Metro; climate concerns; the need for more affordable units; the Zero Parking concept; and other buildings in the area with a modern design.

Council Member Fisch moved to approve the staff recommendation.

Additional conversation ensued between staff and Council Members regarding Planning Commission action on the Site Plan Review; the process; concern about the compatibility with the adjacent historic theater; and support for adding affordable housing to the area.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING A REAL PROPERTY TRANSFER AND DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND RETHINK CULVER LLC, RELATED TO 9814 WASHINGTON BOULEVARD FOR THE CONSTRUCTION OF A MIXED-USE AFFORDABLE AND MARKET RATE HOUSING DEVELOPMENT WITH AN ARTS RELATED USE ON THE GROUND FLOOR, AND DETERMINING THE CLASS 32 CATEGORICAL EXEMPTION IS SUFFICIENT AND NO NEW ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

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Action Items

Item A-1

CC - Adoption of an Ordinance Adding Subchapter 3.04.400 to Chapter 3.04 of the Culver City Municipal Code, Governing the Use of Military Equipment by the Culver City Police Department and Approving the Military Equipment Use Policy Pursuant to Assembly Bill 481

Manny Cid, Police Chief, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ronald Ostrin was called to speak but could not be heard.

Deborah Weinrauch discussed differing views regarding compliance with AB 481; concerns about references to military equipment; evolution of CCPD; support for the ordinance and subchapter being added; and she thanked the City for adding another layer of public safety to the community.

Disa Lindgren urged the City Council not to approve the ordinance; she asserted that military equipment had no place in the community; discussed prevalence of military equipment in the country; and she asserted that the City did not need to follow the example of those communities that have embraced military equipment.

Stephanie Benjamin was called to speak but was not present online.

Discussion ensued between staff and Council Members regarding training and equipment that CCPD has but has never used; money allocated to equipment and training that could be used to address immediate needs; creating a system to provide a safe place to meet the basic needs of unhoused individuals; normalization of use of military equipment in police departments; concern with funding the City in a punitive way with harmful tools; other paths toward safety outside of the purview of the police; housing; health care; mental health; the feeling that everyone deserves to feel safe in the City; clarification that equipment on the list is already acquired or budgeted for; support for the process; meeting other needs; and the continued work of Feed Culver.

Council Member Eriksson moved to approve the staff recommendation.

Additional discussion ensued between staff and Council Members regarding City-funded programs to support the community rather than charities; support for charitable efforts; addressing problems that the police are not equipped to deal with; regulation of people's behavior in public; state law; other cities that may have something to teach Culver City; clarification that no new investment is being required; ongoing training and preparedness; and continued review.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY VICE MAYOR VERA THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING SUBCHAPTER 3.04.400 TO CHAPTER 3.04 OF THE CULVER CITY MUNICIPAL CODE, GOVERNING THE USE OF MILITARY EQUIPMENT BY THE CULVER CITY POLICE DEPARTMENT AND APPROVING THE MILITARY EQUIPMENT USE POLICY PURSUANT TO ASSEMBLY BILL 481.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - (1) Consideration and Discussion of an Update on the Potential Development of an Ordinance Setting a Culver City Minimum Wage Rate; (2) (If Desired) Authorization to the City Manager to Hire a Consultant to Conduct an Economic Impact Study and/or Hire a Consultant as Project Manager; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment up to the Amount of \$150,000 from the General Fund's Unassigned Fund Balance; and (4) Direction to the City Manager as Deemed Appropriate

Onyx Jones, Assistant City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation for the work of staff and differing opinions of subcommittee members.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin with one minute ceded by Leslie Ostrin, proposed tabling the item to after the November elections; discussed the great resignation; worker shortages; market forces that will raise the minimum wage; decreasing employment opportunities for young people; the need for input from labor and businesses; allowing Council Members elected in November to make the decision; opposition to hiring consultants from academia; creating another layer of administration; emotional validation; concern with hurting rather than helping people; taking non-

expensive action; and allowing the public to make an analysis of whether a separate minimum wage makes sense for the City.

Nancy Barba expressed support for the exploration of setting the minimum wage rate; discussed actions by other cities; the need to pay a living wage; tackling issues like homelessness and overcrowding; acknowledging that charity will not cover everything needed; the need to compensate workers; and the need for a livable wage for people to live in the community.

Disa Lindgren urged the City to enact the minimum wage increase; discussed previous study of the issue; predictable support and opposition to the issue; the high cost to live in the area; and she encouraged a vote to increase the minimum wage immediately.

David Voncannon, Culver City Chamber of Commerce, expressed strong opposition to creation of a local minimum wage as he felt it would push up prices and make it harder for people to gain employment; asserted there was no need to create another ordinance; discussed competition for employees; helping businesses remain competitive; and he expressed support for option 2 if moving forward at all.

Freddy Puza discussed moving toward a more affordable and inclusive City; workers as an integral part of any business; cost of living in Culver City; increasing wages commensurate with the cost of living in the City; centering the needs of workers; engaging in a phased in approach; levels related to business size; the caveat in the West Hollywood ordinance allowing for a one year waiver for certain businesses; the Economic Impact Report; concern with cutting worker hours; overtime; and concern with a counteractive effect.

Discussion ensued between staff and Council Members regarding appreciation for feedback from the community; crime as a symptom of poverty; average wages of millennials; the amount of money required to afford housing in the City; neighboring communities that have made the shift; the importance of allowing a living wage; support for moving forward without a study; the regional response of neighboring cities; support for adding the West Hollywood carve out; people who need support and are at risk of falling into homelessness; support for a \$1 minimum wage increase; places where higher than minimum wage is being paid; feedback from minimum wage workers excited at the prospect of earning a higher minimum wage; supporting essential workers who contribute to the community; ways to absorb the increase; support for a hybrid action to study and gain credibility and

match Los Angeles at the end of the year; a survey conducted by Price Waterhouse indicating reductions to businesses; unintended consequences; concern with accelerating layoffs, reductions in services, hours or benefits; support for using the leverage of the City to influence businesses; concern with creating unemployment or under-employment; options put forth by subcommittee members; competition with salaries paid by surrounding cities; following the market; benefit packages; staff time; the feeling that the action is not necessary; increased costs to consumers; wages paid by downtown restaurants; concern with moving forward without understanding the economic impact; facts vs. myths about the market; manufacturing jobs that moved out of the area; the importance of regulation; regulations at the state, local and federal level; actions of comparable cities; use of pay as you go services to pay for groceries; level of competitiveness of the businesses in the City; people who work in the entertainment industry who make minimum wage; people beyond the direct service industry who could benefit from raising the minimum wage; tying the minimum wage to the CPI (Consumer Price Index) or rate of inflation; the cost of goods and services; record profits made by OPEC on petroleum; wage theft provisions put in place at the state level; remaining competitive; demographics of minimum wage workers; and bringing the City's wage up to that of peer cities.

Mayor Lee moved to bring the minimum wage in Culver City to \$16.04 per hour.

Additional discussion ensued between staff and Council Members regarding enforcement; staffing; decision points outlined in the staff report; monitoring; the appeals process; penalties; clarification that the proposed motion provided staff direction, but did not adopt the actual ordinance; conducting an Economic Impact Study; community engagement; continuing the discussion; budget issues; aligning with Los Angeles; the inability to move forward immediately; the need to provide direction on decision points to develop an ordinance; differing viewpoints on the subcommittee; making determinations on decision points as a City Council; consideration of the item earlier on an agenda; the process to move forward; the need to budget for a temporary Project Manager to facilitate the process and guide staff; staff time; legal ramifications; helping people who are struggling as soon as possible; concern with spending a lot of money to do what similar cities have already done; concern for people living at the margins; compromise; votes necessary to move forward; stakeholder involvement; annual policy review; holding a special City Council meeting to address decisions; paying to criminalize

people while refusing to pay to support them; allowing working class people a seat at the table; issues that disproportionately harm working class people; people being censored in the conversation and who are unlikely to be heard in the process; differing viewpoints on the City Council; engaging people closer to the issue; concern with moving forward without a specific goal; and moving forward without the budget amendment.

Mayor Lee proposed a motion to direct staff to return with a draft ordinance raising the minimum wage to \$16.04.

Additional discussion ensued between staff and Council Members regarding concern with a slower process and lesser wage increase; staff bandwidth to address issues; and the importance of compromise.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: DIRECT STAFF TO RETURN WITH A DRAFT ORDINANCE FOR APPROVAL TO RAISE THE MINIMUM WAGE TO \$16.04 PER HOUR WITH FURTHER PROVISIONS IN THE 16 ITEM CHECKLIST IN THE STAFF REPORT TO BE WORKED OUT IN A SPECIAL CITY COUNCIL MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-3

CC - (1) Authorization to Prepare and Issue a Request for Proposals to Conduct an Historical Context Study of the City of Culver City; (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating \$150,000 from the General Fund's Unassigned Fund Balance for the Historical Context Study and to Hire a Specialized Consultant as Project Manager; and (3) Direction to the City Manager as Deemed Appropriate

Onyx Jones, Assistant City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding availability of staff to attend a public meeting of the Task Force on September 23-24, and staff agreement to include going back further in history in the RFP (Request for Proposals).

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Ron Ostrin discussed anti-racism; distortion of the historical context; pre-civil rights history; creation of the City; racist practices in real estate; political posturing; buzz-word ideology; the need to talk about neighbors who have moved here and are comfortable in the City; progress made promoting integration as well as racial and civil harmony; and he supported focusing on accomplishments rather than on collective guilt.

Nancy Barba expressed support for moving forward with the study; discussed a study done by John Kent; the history of redlining in the City; efforts to move forward and acknowledge the harm done by previous leaders; and learning and uncovering who was excluded and finding out what the City has to offer.

Disa Lindgren expressed appreciation for the item; noted the importance of acknowledging and apologizing for the wrongs with reparations so that change and healing can happen; and she urged all Council Members to support the item.

Freddy Puza acknowledged challenges with having a conversation about race; discussed the impact and legacy of racism; responsibility for what is done moving forward; engagement in a transformative healing process; and he expressed hope that the City Council would move forward with the study.

Denise Neal observed that she was the only slave descendant present to speak on the issue; expressed support for the item; discussed the importance of examining the past; ensuring that the benefits materialize; difficulty she has experienced securing property, work contracts, housing, and a teaching position; rebuilding lost wealth; she noted the importance of setting up a structure and something tangible that provides benefits; and she wanted to be part of the process.

Discussion ensued between staff and Council Members regarding appreciation to staff and for the public input; support for acknowledging the history; ensuring that directly impacted people are able to weigh in; support for a historical context study for the City; *Sundown Town* by James W. Loewen and other books on the subject matter; the fact that Culver City is not unique in being a Sundown Town; support for studies to provide historical context by a professional firm; moving forward to

deal with issues; ensuring collaboration with the consultant from the Historical Society; residents who were placed in internment camps; outreach; volunteer opportunities that integrate older and younger people; uncovering experiences; active engagement of every community in the City; including anonymized police arrest records; drug arrests; reparations related to the history of policing Black people in the City; involvement of the School District in the process; and segregation.

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

1. AUTHORIZE STAFF TO PREPARE AND ISSUE A REQUEST FOR PROPOSALS TO CONDUCT A HISTORICAL CONTEXT STUDY OF THE CITY OF CULVER CITY; AND,

2. APPROVE A BUDGET AMENDMENT APPROPRIATING \$150,000 FROM THE GENERAL FUND'S UNASSIGNED FUND BALANCE FOR THE HISTORICAL CONTEXT STUDY AND TO HIRE A SPECIALIZED CONSULTANT TO SERVE AS PROJECT LEADER (REQUIRES A FOUR-FIFTHS VOTE).

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Item A-4

CC - (1) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Related to the Addition/Elimination of Staffing Positions in the Amount of \$179,046; and (2) Adoption of a Resolution Approving the Salary Schedule for Miscellaneous Employees Effective September 12, 2022 to Effectuate these Changes

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

Dana Anderson, Human Resources Director, discussed a request for a budget enhancement for the Human Resources Department; the current number of full-time positions being overseen by the department; and the requested enhancement.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Tania Fleischer, Cultural Affairs Commission Chair, expressed concern with the proposed elimination of the Public Art

Coordinator position in Cultural Affairs; discussed the number of Public Art pieces; maintenance workload; the need for a full time dedicated position; concern with moving Cultural Affairs to Economic Development; concern with watering down City support of art for art's sake; she asserted that the Arts are not just an economic engine; and she noted the importance of the Arts to the community.

Marla Koosed provided background on herself; reported sending Council Members a copy of a report entitled Recommendations to the Culver City Mayor and City Council from the Cultural Affairs Commission written as a response to staffing cuts in 2012; discussed the ability of Cultural Affairs to meet legal obligations of the Art in Public Places and Historic Preservation ordinances; the 2014-2015 budget process; recommendations made to establish an Arts, Culture and Creative Economy Department, conduct a study of baseline knowledge of Arts and Culture in the City, and identify areas of economic opportunity; the critically acclaimed Creative Economy Report; the General Plan Update (GPU); permanently stewarding the continued expansion of the Creative Economy; replacing the Public Arts Coordinator with a Management Analyst; the need for a person with expertise in conservation and preservation of art objects; GPU policy guidelines; concern with repeating the mistakes of 2012; and she asked that the City Council delay the vote and allow for further review.

Discussion ensued between staff and Council Members regarding innovation to meet the needs of the City; new titles; increased collaboration; concerns raised by community members; vacancies; the vacant Public Arts Coordinator position; Management Analyst positions; continuity planning; retention; finding the right candidate for the job; salary level; additional tasks required; the need for strong generalist people in the organization; the contract position; synergies between Arts and the economy; clarification that the intent is to strengthen rather than to de-prioritize the Arts; clarification that staffing and salaries are not being cut; the budget enhancement request in order to increase pay for the position; the Creative Economy Report; hourly rates vs. annual salaries; the Management Analyst position; salary schedules; ensuring that the Management Analyst job description indicates that expertise in Public Art is preferred; desirable skill sets related to the position; and titles appropriate to the department.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A BUDGET AMENDMENT RELATED TO PERSONNEL REALLOCATION (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. ADOPT A RESOLUTION APPROVING THE CLASSIFICATION AND SALARY PLAN FOR MISCELLANEOUS EMPLOYEES EFFECTIVE SEPTEMBER 12, 2022.

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Item A-5

CC - (1) Adoption of a Resolution Approving Salary Schedules for Police Safety Employees Effective July 1, 2022; and (2) Adoption of a Resolution Approving Salary Schedule for City Manager Effective August 1, 2022

Dana Anderson, Human Resources Director, provided a summary of the material of record.

Mayor Lee invited public comment.

Jeremy Bocchino, City Clerk, indicated that no requests to speak had been received.

MOVED BY COUNCIL MEMBER ERIKSSON AND SECONDED BY COUNCIL MEMBER FISCH THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING SALARY SCHEDULES FOR POLICE SAFETY EMPLOYEES IN ACCORDANCE WITH THE SALARY INITIATIVE ORDINANCE. AND,
2. ADOPT A RESOLUTION APPROVING SALARY SCHEDULE FOR CITY MANAGER IN ACCORDANCE WITH THE CITY MANAGER EXECUTIVE EMPLOYMENT AGREEMENT EFFECTIVE AUGUST 1, 2022.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-6

(originally titled Item PH-1)

(1) Introduction of an Ordinance, Amending Culver City Municipal Code Chapter 3.05 "Personnel Policies"; to be Consistent with

Proposed Changes to the Civil Service Rules; (2) Adoption of a Resolution Approving Amendments to the Civil Service Rules as Recommended by the Civil Service Commission; and (3) Direction to the City Manager as Deemed Appropriate

Amy Webber, Human Resources Analyst, provided a summary of the material of record.

Mayor Lee invited public comment.

Jeremy Bocchino, City Clerk, indicated that no requests to speak had been received.

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

1. INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 3.05 "PERSONNEL POLICIES"; TO BE CONSISTENT WITH PROPOSED CHANGES TO THE CIVIL SERVICE RULES; AND,

2. ADOPT A RESOLUTION APPROVING AMENDMENTS TO THE CIVIL SERVICE RULES AS RECOMMENDED BY THE CIVIL SERVICE COMMISSION.

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Public Comment - Items Not on the Agenda

Mayor Lee invited public comment.

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

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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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September 12, 2022

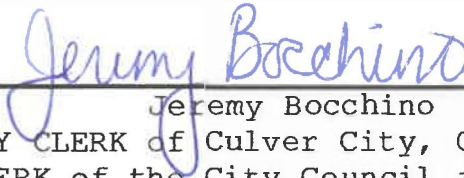
MOVED BY COUNCIL MEMEBR MCMORRIN, SECONDED BY VICE MAYOR VERA
AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJORN THE
MEETING IN MEMORY OF RALPH "DOC" GUTHRIE.

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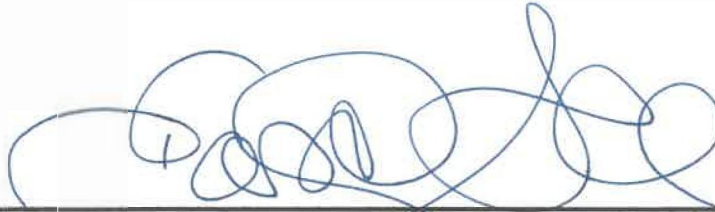
Adjournment

There being no further business, at 11:55 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Ralph "Doc" Guthrie to a meeting to be held on September 19, 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, and Culver City Housing 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, and
Culver City Housing Authority Board

Date: 10 October 2022