

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE CITY COUNCIL,  
CULVER CITY HOUSING AUTHORITY BOARD,  
CULVER CITY PARKING AUTHORITY,  
REDEVELOPMENT FINANCING AUTHORITY,  
AND SUCCESSOR AGENCY TO THE CULVER CITY  
REDEVELOPMENT AGENCY BOARD

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

June 24, 2024  
7:00 p.m.

**Call to Order & Roll Call**

Mayor McMorris called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board to order at 6:02 p.m. in the Mike Balkman Chambers at City Hall.

Present: Yasmine-Imani McMorris, Mayor  
Daniel O'Brien, Vice Mayor  
Göran Eriksson, Council Member  
Freddy Puza, Council Member\*  
Albert Vera, Council Member

\*Council Member Puza joined Closed Session at 6:06 p.m.

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**Closed Session**

Mayor McMorris invited public comment.

T'Ana Allen, Deputy City Clerk, indicated that no public comment had been received for Closed Session items.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, REDEVELOPMENT FINANCING AUTHORITY, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, MCMORRIN, O'BRIEN, VERA  
NOES: NONE  
ABSENT: PUZA

At 6:03 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Redevelopment Financing Authority, 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 Legal Counsel - Anticipated Litigation  
Re: Significant Exposure to Litigation (2 Items)  
Pursuant to Government Code Section 54956.9(d) (2)

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**Reconvene**

Mayor McMorris reconvened the meeting of the City Council for recognition presentations at 6:48 p.m. with five Council Members present.

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**Recognition Presentation**

Item R-2  
(Out of Sequence)

**CC - Presentation of a Proclamation Designating June 2024 as Gun Violence Awareness Month**

Vice Mayor O'Brien presented a Proclamation designating June 2024 as Gun Violence Awareness Month.

Megan Oddsen-Goodwin expressed appreciation for the proclamation and the commitment of Culver City to raising awareness around gun violence; discussed additional work to be

done; the presentation on gun safety and Gun Violence Restraining Orders (GVRs) to be made by Culver City Police Department (CCPD) Chief Jason Sims; updated resources on the Culver City webpage; being an example for the region; other cities that have adopted new regulations that were first adopted in Culver City; and she accepted the proclamation on behalf of Lori Escalera on the 40<sup>th</sup> anniversary of the death her brother who died by gun suicide in front of the gun store on Washington Boulevard after buying a high powered rifle without a background check.

Lori Escalera expressed appreciation for the opportunity to remember her brother; she described the details of the suicide; discussed statistics that are continually disregarded; the importance of removing the gun store; increased gun violence and suicides; statistics indicating that states with the most restrictions have less gun violence and fewer dead children; her brother's experience with mental illness that could have resulted in his turning the gun toward others rather than on himself; educating leaders to ensure that the bipartisan Safe Communities Act S.2938 is implemented; she asked everyone to hold their civic and state leaders accountable by demanding the agenda as a requirement of their electability; she noted that every action that is supported saves lives; wondered how different her life could have been and how many lives could have been spared if the gun store had not been in Culver City; and she expressed appreciation for the commitment of Culver City.

Mayor McMorris thanked members of Culver 878 for the presentation and for lifting up the memory of Lori Escalera's brother.

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Item R-3  
(Out of Sequence)

**CC - Recognition of Bridgid Coulter Cheadle and the Blackbird Collective on its 5<sup>th</sup> Anniversary as a Culver City Business**

Mayor McMorris presented the Recognition to Bridgid Coulter Cheadle and the Blackbird Collective on its 5<sup>th</sup> anniversary as a Culver City business.

Bridgid Coulter Cheadle expressed appreciation for the recognition; discussed the choice to locate in Culver City, noting the focus on Women of Color and openness to allies and anyone who wanted to make the world a better place.

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Item R-1

**CC - Presentation of the 2024 Third Annual Innovation and Performance Awards, Created by the Finance Advisory Committee, to Recognize Nine Culver City Staff Members for their Fiscal Year 2023-2024 Projects that Make Life Better in Culver City**

Johnnie Griffing, Finance Advisory Committee (FAC) Member, expressed appreciation to Chief Finance Officer Lisa Soghor and Finance Department staff for their assistance, and he discussed the subcommittee for the Third Annual Innovation and Performance Awards.

Andrew Lachman, FAC Chair, expressed appreciation to the team that put the awards together, to municipal staff for their efforts, and to the City Council for their support; discussed increased numbers of applicants; and the intent of the awards to show appreciation for the work of staff to save Culver City money, to reduce environment impacts, and to provide an honorable mention.

Member Griffing presented the Innovation Award to Yanni Demitri, Sean Singletary, Jess McGregor, and Hong Wang for their work on the Mesmer Low Flow Diversion Storm Water Project; the Efficiency Award for the Public Works On-Call Staff Requisition to Yanni Demitri and Thomas Check; the Sustainability Award for Sanitation Bin Welding to Yanni Demitri and Moises Aldana; and the Best Innovation Award for the Go Pass Program Passport to Diana Chang and Dia Turner.

Honorees received their gift cards and were photographed with Council Members.

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**Regular Session**

Mayor McMorris reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Financing Authority, Culver City Parking Authority and Culver City Housing Authority Board at 7:13 p.m. with five Council Members present.

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**Pledge of Allegiance**

Mayor McMorris led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor McMorris indicated nothing to report out of Closed Session.

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**Community Announcements by Members/Information Items from Staff**

Council Member Puza reported on Juneteenth celebrations with Senator Isaac Bryan and State Senator Lola Smallwood Cuevas; discussed attending the opening of the Acura dealership in Fox Hills; invited everyone to the Culver City Pride Ride and Rally on June 29; indicated being a member of Southern California Association of Governments (SCAG) that announced agreement on the state budget; noted the importance of retention of funding for Regional Early Action Planning (REAP) 2.0 to put toward the Fox Hills Specific Plan; and money for Active Transportation Programs (ATP) and homeless housing assistance and prevention.

Vice Mayor O'Brien reported doing service work at Mount Baldy that prevented him from attending Juneteenth celebrations, and he announced the Love Local Makers Market on June 28 at the Helms Bakery District.

Mayor McMorris congratulated staff for their innovations and expressed appreciation to the FAC for their partnership with Culver City; reported attending the United States Conference of Mayors; discussed shared issues; continued collaboration; she reported that Los Angeles Mayor Karen Bass had discussed the myriad of housing supports provided by Culver City; she expressed gratitude to those who came out to celebrate Juneteenth in Town Plaza on June 22 noting that she was looking forward to seeing how the event evolves with the new committee; discussed the Juneteenth event at Westfield centering on the arts and mental health; the work of the Mental Health Crisis Team (MCT) and the Department of Housing and Human Services; she thanked the California Black Women's Collective and the Westside Young Dems for honoring her and recognizing her work; and she announced the first of several community meetings for

the Culver City Age Friendly Action Plan on June 27 at Blanco Park.

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**Information Items**

Item I-1

**CC - Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the local emergency)**

Tevis Barnes, Housing and Human Services Director, indicated that regular updates on services provided as part of the local continuum of care are required as part of the Culver City declaration of an Emergency on Homelessness; she provided an update on Project Homekey, Wellness Village, the Motel Master Leasing Program, the Mobile Crisis Team (MCT), and Healthcare in Action; expressed appreciation to Transportation for their help wrapping buses with information about the MCT to bring more awareness to the community; and she presented a video featuring the MCT emotional support animal.

Dr. Dan Richardson, discussed crisis hotline calls; citizen requests by email; staff referrals; self-initiated homeless outreach; and he introduced Theodore "Teddie" Brown, the MCT therapy dog.

Discussion ensued between staff and Council Members regarding staff agreement to provide the presentation to Council Members and to post it on culvercity.org; appreciation to staff for their efforts; support for getting the word out with the bus wrap; more in-depth information to be provided on the homeless dashboard; data indicating a flow of people receiving support; tracking the reasons people exit; Housing and Community Development (HCD) requirements; harm reduction policy; the exit process; enforcement tracking; sweeps; shifting people around; requests from Culver City to prove residency; program access; clarification that Culver City may remove certain items, but does not remove people; diligent work to house people; City Council direction regarding prioritization enrollment into Project Homekey; development of a By Name list; the Homeless Management Information System (HMIS); Clarity, the system used by LAHSA (Los Angeles Housing Services Authority); geolocating individuals based on where outreach workers interact with

people; HUD (Housing and Urban Development) requirements for programs they fund; internal staff records; a disconnect between proof and gaining access to programs; the preference that people who have been unhoused within Culver City for at least a year receive access to programs; consideration of people in distress; severe weather events; county activation of cooling sites with the warmer weather; coordination with the Outreach Team, CCPD, and Culver City Fire Department (CCFD); tracking of information; appreciation for the impact of the nutrition programs; programs around job readiness; access to resources; county partnerships; and frequency of presentations to the City Council.

Mike Bruckner, Assistant City Manager, provided a presentation on a comparison study with other cities; discussed survey methods and limitations; fact finding; population analysis; comparison of homeless services; overlap of service types; the multi-layered, multi-faceted approach of Culver City that is without peer in the population cohort examined; and agreement to provide the presentation to Council Members.

Discussion ensued between staff and Council Members regarding the feeling that the declaration of an emergency was the catalyst to creating the current success; appreciation to staff for their outstanding efforts; information on Los Angeles county cohort cities; source information that can be provided to the City Council; discussions with the county to release money to Culver City; support for the Culver City approach; state issues; unique issues faced in the Los Angeles area; amount of staff time to put together the report; the point in time count for Los Angeles vs. for other cities; information available for other cities; looking at whether Culver City is an outlier or if there were similar percentage changes in other cities; and support for providing the information on the Culver City website.

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**Presentation Items**

Item P-1

**CC - Presentation by the Culver City Police Department  
Regarding Gun Safety in Culver City**

Jason Sims, CCPD Police Chief, introduced the presentation.

Luis Martinez, CCPD Captain, provided a presentation on gun

safety in Culver City; discussed Gun Violence Restraining Orders (GVROs); California laws for safe storage of firearms; the impact of CCPD on gun violence; gun buyback programs; procedures for turning in firearms; he noted that additional information as well as a copy of the presentation was available on the website; and he reminded everyone that free gun locks were available.

Discussion ensued between staff and Council Members regarding congratulations to Captain Martinez on his graduation from the FBI National Academy; gift cards for gun buyback programs; length of time necessary to obtain a GVRO and different types available; common instances when guns are seized; distribution of gun locks; collaboration with community groups; reducing violence in the community; CCPD support for community intervention programs; the expiration process for the GVRO; notification; the number of GVROs issued in Culver City vs. in Los Angeles county; the underutilized resource; raising awareness; outreach; the social media campaign about GVRO; future opportunities to utilize important tools; the time frame of the report; tracking the number of incidents, actual shootings, number of deaths and injuries, and guns recovered year over year; tracking progress with data; measuring impacts; number of GVROs; presentations, education and outreach; easy access to guns in the United States; information on gun victims; creation of an annual gun violence report; aggregating the data; support for victims after violence happens; ensuring information is available on the website; Culver 878; encouragement to non-profits to contact CCPD for collaboration on gun violence prevention; including gun buyback information in annual reports; the partnership with Culver City Unified School District (CCUSD); the School Resource Officer (RSO); safety assemblies; and active shooter training.

Mayor McMorris invited public comment.

T'Ana Allen, Deputy City Clerk, reported no requests to speak.

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**Joint Public Comment - Items NOT on the Agenda**

Mayor McMorris invited public comment.

T'Ana Allen, Deputy City Clerk, read the City Council statement regarding hate speech.



The following members of the public addressed the City Council:

Michael Berns, California Greenworks, discussed the infrastructure project being pursued with the Measure W Safe Clean Water Program on the Los Angeles side of Ballona Creek; requested participation from Culver City to complement initiatives; discussed opportunities for direct participation on the northern side of the west Adams Channel; support from the Baldwin Hills Urban Watershed Conservancy; he welcomed input from Culver City; and he indicated that they were seeking a letter of support from Culver City.

Discussion ensued between staff and Council Members regarding the process to provide a letter of support; the timeline; and participation of the Public Works Director.

Ron Bassilian with one minute ceded by Dennis Page, discussed ballot measures; signature gathering; paid signatures; validity rates; number of hours to get an item on the ballot; meticulous, transparent validation; the staff report for the Safe Overland Project; the importance of providing the public with an understanding of what changes would be made; concern with lane closures; use of the Safer Overland Project as an election issue; the need for data; and he asked that the City Council direct staff to provide a better presentation of before and after conditions.

Melissa Sanders thanked Chief Sims for the presentation; discussed illegally gathered signatures for Vote 16; CCUSD events that may trigger protests; the need to alert CCPD when a potentially controversial event is taking place; police officers concerned with public safety; the importance of communication; and allowing CCPD to do their job.

Mimi Mirvish provided background on Vote 16; discussed Measure VY in 2022; continued work to gather signatures with the assistance of adults; community support; work to get on the ballot for the November 2024 election to allow 16 and 17 year olds to vote on Culver City School Board elections; direct effects to students by decisions made by the School Board; and she asked the City Council to agendaize the matter for consideration at a future meeting.

Julia Rottenberg, Vote 16, provided background on herself and on the issue; discussed the loss of the 2022 Measure by 16 votes; number of people who have signed the petition to put the measure on the 2024 ballot; and she requested City Council

support to agendize adoption of a resolution to place a measure on the general election ballot amending the Culver City Charter to allow 16 and 17 year olds to vote on Culver City School Board elections.

Salem Alem discussed addressing the homeless issue by focusing on the unsafe discharge plan by hospitals; accountability; conservatorship; securing psychiatrists after release; HIPAA (Health Insurance Portability and Accountability Act); HUD; debt and emotional toll incurred with the mistake of Culver City to not allow her daughter to be added to the housing voucher; the inability to fix the homelessness crisis without listening to the people involved; she asked the City Council to read Stuck, a report from Disability Rights California; reported lack of contact with the MCT due to having to move out of Culver City; and, responding to an offer to be connected with services from LAHSA, she discussed their corruption.

Mayor McMorris encouraged Ms. Alem to reach out to her if she needed assistance.

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**Receipt of Correspondence**

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

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**Order of the Agenda**

Item R-1 was considered after Item R-3 and Consent Calendar Item C-9 was considered separately.

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**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for June 1, 2024 to June 14, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 1, 2024 TO JUNE 14, 2024.

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Item C-2

**CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meeting Held on June 10, 2024**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 10, 2024.

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Item C-3

**CC - Adoption of a Resolution to Include Green Valley Circle between Sepulveda Boulevard and Centinela Avenue on the List of Projects to be Funded by the 2017 Road Repair and Rehabilitation Act's Road Maintenance and Rehabilitation Account for Fiscal Year 2024-2025**

THAT THE CITY COUNCIL:

ADOPT A RESOLUTION TO INCLUDE GREEN VALLEY CIRCLE BETWEEN SEPULVEDA BOULEVARD AND CENTINELA AVENUE ON THE LIST OF PROJECTS TO BE FUNDED BY THE 2017 ROAD REPAIR AND REHABILITATION ACT'S ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) FOR FISCAL YEAR 2024-2025.

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Item C-4

**CC - Approval of Final Plans and Specifications and Authorization to Release a Request for Proposals for the City Yard HVAC Replacement Project**

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR THE PUBLIC WORKS CITY YARD HVAC REPLACEMENT PROJECT, CIP NO. PF-041.

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Item C-5

**CC - (1) Award of Construction Contract to PALP, Inc dba Excel Paving in the Amount of \$128,500 for the 2024 Fox Hills Neighborhood Traffic Calming Project Phase 1A, PZ923; and (2) Authorization to the Public Works Director or Designee to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$32,125 to Cover Contingency Costs (25%)**

THAT THE CITY COUNCIL:

1. AWARD THE 2024 FOX HILLS NEIGHBORHOOD TRAFFIC CALMING PROJECT PHASE 1A, PZ 923, TO PALP, INC DBA EXCEL PAVING IN THE AMOUNT OF \$128,500.00; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR OR DESIGNEE TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$32,125 (25%); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

**CC - Approval of a Three-Year General Services Agreement with Ron's Maintenance, Inc. for the Transfer Station Urban Runoff Diversion System Cleaning Services, in an Amount Not-to-Exceed \$55,000 Annually; and (2) Authorization to the City Manager to Exercise Options to Extend the Agreement Two Additional One-Year Periods**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR AGREEMENT WITH RON'S MAINTENANCE, INC. FOR THE TRANSFER STATION URBAN RUNOFF DIVERSION SYSTEM CLEANING SERVICES IN AN AMOUNT NOT-TO-EXCEED \$55,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO EXERCISE OPTIONS TO EXTEND THE AGREEMENT FOR TWO ADDITIONAL ONE-YEAR PERIODS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

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

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Item C-7

**CC - (1) Waiver of Competitive Bidding Requirements, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of Amendment to the Existing General Services Agreement with Fleming Environmental, Inc. for Underground Storage Tank (UST) Operator Services and Environmental Compliance Testing at City Fuel Sites to Extend the Agreement through Fiscal Years 2024-2025 and 2025-2026 in an Additional Aggregate Amount Not-to-Exceed \$180,000**

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING REQUIREMENTS, PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,
2. APPROVE AN AMENDMENT TO THE FLEMING ENVIRONMENTAL INC. EXTENDING THE AGREEMENT THROUGH FY 2024-25 AND 2025-26 IN AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$180,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

**HA - Approval of an Amendment to the Existing Professional Services Agreement with Metropolitan Property Management, LLC for Property Management Services for the Nine-Unit Affordable Housing Complex Located at 4031 Jackson Avenue, Culver City, CA 90232 in an Amount Not-to-Exceed 15% of Gross Rental Proceeds Plus Reimbursement for Cost of Repairs During the Time of Performance from July 1, 2024, through June 30, 2027**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH METROPOLITAN PROPERTY SERVICES, LLC TO CONTINUE PROVIDING PROPERTY MANAGEMENT SERVICES FOR THE AFFORDABLE NINE-UNIT MULTI-FAMILY COMPLEX LOCATED AT 4031 JACKSON AVENUE, CULVER CITY, CA 90232 IN AN AMOUNT NOT-TO-EXCEED 15% OF GROSS RENTAL PROCEEDS AND REIMBURSEMENT FOR COST OF REPAIRS FOR THE TIME OF PERFORMANCE FROM JULY 1, 2024, THROUGH JUNE 30, 2027; AND,
2. AUTHORIZE HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CCHA.

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Item C-9

**CC:HA - Approve Entering into a Memorandum of Understanding with the County of Los Angeles Department of Children and Family Services to Provide Supportive Services and Case Management Services to Participants in the U.S. Department of Housing and Urban Development Foster Youth to Independence Rental Assistance Voucher Program**

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Dexter O'Connell, Safe Place for Youth, expressed appreciation to Culver City for their participation in the program and to Vice Mayor O'Brien and staff for their leadership; discussed other cities that have chosen to follow the example of Culver City; circulation of the Culver City Memorandum of Understanding (MOU) to other interested cities; and he was looking forward to further collaboration.

THAT THE CITY COUNCIL AND CULVER CITY HOUSING AUTHORITY BOARD:

1. AUTHORIZE ENTERING INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF CHILDREN AND FAMILY SERVICES TO PROVIDE SUPPORTIVE SERVICES AND CASE MANAGEMENT SERVICES TO PARTICIPANTS IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOSTER YOUTH TO INDEPENDENCE RENTAL ASSISTANCE VOUCHER PROGRAM; AND,

2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO PREPARE/REVIEW THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF LOS ANGELES DEPARTMENT OF CHILDREN AND FAMILY SERVICES.

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Item C-10

**CC - Approval of an Amendment to the Master Agreement with AssetWorks Inc. in an Amount Not-to-Exceed \$75,000 for Business Process Training and Inventory Data Consulting Services for the City's Fleet Maintenance Warehouse**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE MASTER AGREEMENT WITH ASSETWORKS INC. TO PERFORM IN AN AMOUNT NOT-TO-EXCEED \$75,000 FOR BUSINESS PROCESS TRAINING AND INVENTORY DATA CONSULTING SERVICES FOR THE CITY'S FLEET MAINTENANCE WAREHOUSE; 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-11

**CC - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2023-2024, Second Quarter) and Real Property Transfer Tax Status Report (FY 2023-2024, Third Quarter), as Approved by the Finance Advisory Committee**

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC, C, AND REAL PROPERTY TRANSFER TAX STATUS REPORTS.

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Item C-12

**CC - (1) Approval of a Purchase Order with South Coast Emergency Vehicles for the Repair of Culver City Fire Department Paramedic**

**Rescue Vehicle in the Amount of \$47,600; (2) Approval of Purchase Orders with South Coast Emergency Vehicles in a Total Amount Not-to-Exceed \$150,000 During Fiscal Year 2023-2024; and (3) Approval of a Blanket Purchase Order with South Coast Emergency Vehicles in an Amount Not-to-Exceed \$100,000 Per Fiscal Year for Fiscal Year 2024-2025 through Fiscal Year 2027-2028**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH SOUTH COAST EMERGENCY VEHICLES IN THE AMOUNT OF \$47,600 FOR THE REPAIR OF A CULVER CITY FIRE DEPARTMENT PARAMEDIC RESCUE; AND,
2. APPROVE THE EXISTING PURCHASE ORDERS WITH SOUTH COAST EMERGENCY VEHICLES FOR PARTS AND REPAIR SERVICES FOR THE FIRE DEPARTMENT'S VEHICLE FLEET IN A TOTAL AMOUNT NOT-TO-EXCEED \$150,000 FOR FISCAL YEAR 2023-2024; AND,
3. APPROVE A BLANKET PURCHASE ORDER WITH SOUTH COAST EMERGENCY VEHICLES FOR PARTS AND REPAIR SERVICES IN FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2027-2028 IN A TOTAL AMOUNT NOT-TO-EXCEED \$100,000 PER FISCAL YEAR; AND,
4. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-13

**CC - 1) Approval of a Three-Year Professional Services Agreement with Two One-Year Renewal Options with Alliant Insurance Services as the Employee Benefits Insurance Broker of Record and for Benefits Consulting Services in an Amount Not-to-Exceed \$85,000 for Fiscal Year 2024-2025 with an Annual Increase of No More than 5%; and 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$85,000 from the Self Insurance Fund**

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANT INSURANCE SERVICES IN AN AMOUNT NOT-TO-EXCEED \$85,000 FOR EMPLOYEE BENEFITS INSURANCE BROKER OF RECORD AND BENEFITS CONSULTING SERVICES FOR FISCAL YEAR 2024-2025 WITH AN ANNUAL INCREASE OF NO MORE THAN 5%; AND,



2. APPROVE A BUDGET AMENDMENT APPROPRIATING \$85,000 FROM THE SELF INSURANCE FUND (309) TO ACCOUNT NO. 30922220.650210 (REQUIRES A FOUR-FIFTHS VOTE); 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 Ratifying Previously Approved and Adopted Salary Schedules for City Employees for Fiscal Years 2019-2020 through 2023-2024 in Accordance with CalPERS' Directive**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION RATIFYING THE PREVIOUSLY APPROVED AND ADOPTED SALARY SCHEDULES FOR CITY EMPLOYEES FOR FISCAL YEARS 2019-2020 THROUGH 2023-2024, IN ACCORDANCE WITH CALPERS' DIRECTIVE.

MOVED BY COUNCIL MEMBER PUZA, SECONDED BY MAYOR MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-14.

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**Public Hearings**

None.

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**Action Items**

Item A-1

**CC - (1) Adoption of a Resolution Calling a General Municipal Election to be Held in the City of Culver City on Tuesday, November 5, 2024 to Elect Three Council Members to the City Council, Each for a Full Term of Four Years; and (2) Adoption of a Resolution Requesting the Board of Supervisors of the County of Los Angeles to Consolidate a General Municipal**

**Election with the Statewide General Election, and to Render Full Election Services to the City Related to the Conduct of Said Election**

T'Ana Allen, Deputy City Clerk, provided a summary of the material of record.

Mayor McMorris invited public comment.

T'Ana Allen, Deputy City Clerk, reported no requests to speak.

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

1. ADOPT THE PROPOSED RESOLUTION CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024 FOR THREE (3) COUNCIL MEMBERS FOR TERMS OF FOUR (4) YEARS; AND,

2. ADOPT THE PROPOSED RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION AND RENDER FULL ELECTION SERVICES TO THE CITY OF CULVER CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, NOVEMBER 5, 2024.

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Item A-2

**CC - Appointments to the Bicycle and Pedestrian Advisory Committee and Consideration of LAX Area Advisory Committee Term Length for One Appointee**

Mayor McMorris exited the dais.

Mimi Ferrel, City Clerk Specialist, provided a summary of the material of record.

Vice Mayor O'Brien invited public comment.

Mimi Ferrel, City Clerk Specialist, reported no requests to speak.

Discussion ensued between staff and Council Members regarding clarification on procedure and support for keeping appointments made with the elimination of the parent position that was inadvertently made.

Mayor McMorris returned to the dais.

Additional discussion ensued between staff and Council Members regarding support for reappointing incumbents; the absence of egregious behavior; the importance of historical knowledge; commonalities of the incumbents that were not reappointed; support for removal of the parent candidate with encouragement for them to reapply next year when the seat is available and support for Mr. Moore who indicated willingness to start early; the large number of applications received; increased engagement and the amount of work done by the City Clerk team; encouragement to those not appointed to try again; clear consensus from the City Council majority on how to move forward; disappointment that the incumbent on the BPAC (Bicycle and Pedestrian Advisory Committee) would not be reappointed because of her advocacy and lived experience; other incumbents who have not been reappointed; the feeling that anyone who participates in financing a lawsuit against Culver City has a conflict of interest; support for diverse opinions; and the fact that laws are not always just.

MOVED BY VICE MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL:

1. APPOINT HUNTER SALEM TO THE YOUTH/STUDENT MEMBER SEAT, CAROLYN LIBUSER TO RESIDENT SENIOR MEMBER SEAT, TRAVIS MORGAN TO RESIDENT MEMBER 1 SEAT, AND J. MARVIN CAMPBELL TO BUSINESS COMMUNITY MEMBER SEAT FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2026 TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; AND,
2. APPOINT ADAM MOORE TO FILL THE CURRENT VACANCY ON THE LAX AREA ADVISORY COMMITTEE BEGINNING JUNE 25, 2024 AND ENDING DECEMBER 31, 2025 OR PROVIDE OTHER DIRECTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, O'BRIEN, PUZA, VERA  
NOES: NONE  
ABSTAIN: MCMORRIS

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**CC - Approval of Amendment to Existing Professional Services Agreement with Urban Alchemy in an Amount Not-To-Exceed \$4,432,636 for the Time of Performance from July 1, 2024 through June 30, 2025 for: (1) Continuation as the Lead Operator and Service Provider for Wellness Village (Safe Sleep); (2) Expanded Evening and Weekend Homeless Outreach Services Through the Community, Engagement and Outreach Team; and (3) Provision of 24-Hour/7-Day a Week Supportive Service and Care as a Part of the Motel Master Leasing and Nutrition Program, Including a Pilot Safe Parking Program**

Tevis Barnes, Housing and Human Services Director, provided a summary of the material of record.

Mayor McMorris invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders expressed appreciation to Director Barnes for her emailed response; questioned why Culver City was not getting outside funding to cover programming costs; expressed concern with paying out of pocket without reimbursement; and concern with bankrupting Culver City.

Discussion ensued between staff and Council Members regarding funding availability; eligibility to apply; staff time spent chasing money; and the inability to apply for reimbursement.

Kirk Patrick, Urban Alchemy, provided background on Urban Alchemy; discussed the fee for service model; staffing; the unfunded portion of the work; enhancements and support; ensuring opportunities for professional development and mental health support; fund development; the social enterprise; and the non-traditional non-profit organization.

Melissa Sanders surmised that Culver City was spending large amounts of money due to not partnering with a federally qualified health center; discussed money that is available; and she indicated that she would be in contact with staff.

Denise Neal reported volunteering at Urban Alchemy; questioned whether the California Endowment could help with funding; asked about zoning considerations; counting methods; per capita funding; people sent from other places; blanket funding to cover everyone to address issues; investigation of alternative

funding sources; development of public/private partnerships; collaboration with Karen Bass; creating a multi-agency substation and an MCT 24-hour site at Ivy Station; the need for way stations; and providing a visible law enforcement presence.

Discussion ensued between staff and Council Members regarding public/private partnerships; leveraging money; the fact that Culver City is doing more than any other municipality in the area; the need for help; the system for state money; the Westside Council of Governments (COG); the study commissioned on how to set up a regional navigation center; the shared resource to provide services; the feeling that Culver City is doing the county's work; ensuring Urban Alchemy is held accountable; including more metrics in reporting processes; information provided; types of services received; reasons for exiting; people who do not enter the work force for various reasons; those receiving General Relief; helping people to increase their income; eligibility for other benefits; data and numbers reported to HCD; information provided on the dashboard; figures from service providers; required reports to the Advisory Committee on Housing and Homelessness (ACOH); providing as much comprehensive care as possible; appreciation for the responsiveness of Urban Alchemy; and the importance of connectivity.

Additional discussion ensued between Kirk Patrick and Council Members regarding the commitment of Urban Alchemy to continue to employ people with lived experience; providing career pathways to formerly incarcerated individuals; concerning media articles; issues with ADA (Americans with Disabilities Act) compliant restrooms not in the purview of Urban Alchemy; advocacy; efforts at resolution; a perceived incident in the Los Angeles Skid Row community; climate centers; training; a court case about jurisdiction to request information; the documented history of opposition of the Controller to Urban Alchemy; the Echo Park Housing Operation; the request for a third party mediator between Urban Alchemy and the Controller; and efforts at equity and transparency.

Further discussion ensued between staff and Council Members regarding clarification that there is no history of concerns or complaints with Urban Alchemy; the process for expanding the contracts; the vetting process; homeless outreach; other service providers that cannot provide service on the weekends, evenings, and holidays; creation of a formal process for vendors; the initial one year contracts for the new program; the importance of continuity; City Council purview; previous lack of formal

24/7 outreach; courtesy response to special requests; the commitment to being of service; and appreciation to the Urban Alchemy team.

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

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH URBAN ALCHEMY IN AN AMOUNT NOT-TO-EXCEED \$4,432,636 FOR THE TIME OF PERFORMANCE FROM JULY 1, 2024 THROUGH JUNE 30, 2025 FOR:

- A. THE CONTINUATION AS THE LEAD OPERATOR AND SERVICE PROVIDER FOR WELLNESS VILLAGE (SAFE SLEEP); AND,
- B. EXPANDED EVENING AND WEEKEND HOMELESS OUTREACH SERVICES THROUGH THE COMMUNITY, ENGAGEMENT AND OUTREACH TEAM; AND,
- C. TO PROVIDE 24/-HOUR/7-DAY A WEEK SUPPORTIVE SERVICE AND CARE AS A PROVISION OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM, INCLUDING A PILOT SAFE PARKING PROGRAM; AND,

2. AUTHORIZE THE CITY ATTORNEY TO PREPARE/REVIEW THE NECESSARY DOCUMENTS; AND,

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

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Item A-4

**CC - Discussion of City Council Agenda Item Tracking, Timelines, and Scheduling, and Direction to the City Manager as Deemed Appropriate**

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

Discussion ensued between staff and Council Members regarding appreciation for clarification on the process to place items on agendas; transparency; cities surveyed; the list of upcoming agenda items; the feeling that including the cost of Consent Items in the way that West Hollywood does is of no value; concern with skewing numbers; appreciation for staff responsiveness; the value of creating structure; bundling available information; providing a table of requested agenda items at the end of the meeting minutes; including information about how to agendize items on the website; average return time for items to be

agendized; appreciation for staff efforts to make the budget more accessible; increased engagement; adding context with the review of fiscal impact; staff review of all staff reports; verification of information; bi-weekly check-ins; staff agreement to provide quarterly updates with regard to requested agenda items to the entire City Council; making the best use of time; transparency with processes; staff-driven agenda items; adding searchability to the minutes; and appreciation for the work of staff and openness to new systems.

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Item A-5

**CC - Discussion and Direction Regarding Providing Childcare at City Council, Commission, Board, and Committee Meetings**

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

Mayor McMorris invited public comment.

T'Ana Allen, City Clerk Specialist, indicated no requests to speak.

Discussion ensued between staff and Council Members regarding the previous offer of childcare for specific events; lack of consensus for the Committee on Women and Girls which would have been a good place to consider the issue; ensuring that barriers to participation in Culver City processes are removed; supporting community engagement; outreach opportunities; offering to provide the service upon request; difficulty of tracking the need without offering it for a trial period; the previous practice of offering child care on an as-needed basis; staffing challenges; the option to participate online; offering childcare for special occasions; support for increased participation; providing sufficient notice to ensure that staffing is available; the value of attending meetings in person; ensuring that anyone providing caregiving can access care and support; eliminating infrastructure barriers; being clear about stipulations related to providing the service; identification of particular meetings or outreaches that could need support; clarification that all CBCs are open to online public participation; subcommittees that are not hybrid; cities that have a minimum number of children required before providing childcare; ensuring that the caregivers are participating in the meeting rather than just taking advantage of free

babysitting; the requirement for two staff persons that allows for up to 20 children to participate; the need to strategically promote the service to raise awareness; length of the pilot program; deferring to staff availability; costs; sensitivity to staff capacity and time; being strategic about planning; clarification that childcare is for children over the age of 5 who are potty trained; the Education Subcommittee; and a suggestion to amplify the message in the Culver Connect Newsletter.

Denise Neal reported on her experience bringing her child to work at a municipality as there was no childcare available; she indicated that she would have appreciated support; proposed the use of early childhood education students; and use of people who are bilingual to communicate with the children and parents.

Mayor McMorris indicated that the Equity and Human Relations Advisory Committee was evaluating the need for interpreters.

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**Public Comment - Items Not on the Agenda**

Mayor McMorris invited public comment.

The following member of the public addressed the City Council:

Denise Neal asked for an update on the recent Olympics meeting; discussed setting up a Zoom meeting; onsite City Hall child care for Culver City workers; and she reported that Senator Smallwood Cuevas was interested in working with the Olympics Committee to set up language accessibility and language ambassadors during the events.

Mayor McMorris indicated that information about the next Olympics meeting and notes from the previous meeting would be posted when available.

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**Items from Council Members**

Council Member Eriksson announced his official resignation from the Independent Cities Association due to terming out at the end of the year; he received unanimous City Council consensus to agendaize consideration of making an appointment to the



Independent Cities Association; and he felt that Council Member Vera should be appointed.

Discussion ensued between staff and Council Members regarding procedure; number of items already on the next agenda; and appreciation to Council Member Eriksson for his service.

Council Member Puza requested, but did not receive, City Council consensus to consider a measure in the upcoming election to allow 16 and 17 year olds to vote in School Board elections.

Discussion ensued between staff and Council Members regarding City Council purview vs. School Board purview; the previous initiative; other factors built in to the language of the Charter Amendment; feasibility; costs; clarification that Culver City does not run the School Board elections; outreach to the School District; next steps; inclusion of the School Board in the Culver City Charter; the Charter Review Committee; purview of the School Board on how changes would be handled; the need for a special meeting in July to place the item on the ballot in time for the deadline; timing; logistics; and lack of consensus from the City Council to move forward with an agenda item.

Mayor McMorris reported meeting with former Beverly Hills Mayor Julian Gould; discussed providing support for the small business community; fostering better partnerships; formalizing a relationship with the Chamber of Commerce; ribbon cuttings; other opportunities for partnership; support for the Chamber of Commerce and business associations; and she requested City Council support to agendaize an item.

Discussion ensued between staff and Council Members regarding clarification on the type of support proposed to be provided to the Chamber and business organizations; a suggestion to have the Economic Development Subcommittee consider the item; frequency of Economic Subcommittee meetings; the formal arrangement in Beverly Hills; finding opportunities to support; changes going on at the Chamber of Commerce; and unanimous consensus to send the item to the Economic Development Subcommittee for consideration.

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**Council Member Requests to Agendize Future Items**

City Council consensus was achieved to agendize consideration of making an appointment to the Independent Cities Association.

City Council consensus was achieved to direct the Economic Development Subcommittee to agendize consideration of formalizing partnerships between Culver City and the Chamber of Commerce and other local business organizations.

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Council Member Vera discussed the passing of Olga Connelly and asked that the meeting be adjourned in her memory.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR O'BRIEN, AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF OLGA CONNELLY.

**Adjournment**

There being no further business, at 11:22 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Olga Connelly to a meeting to be held on July 8, 2024.

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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, Redevelopment Financing Authority, Culver City Parking  
Authority and Culver City Housing Authority Board  
Culver City, California

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YASMINE-IMANI MCMORRIN  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board,  
Redevelopment Financing Authority, Culver City Housing  
Authority Board, and Culver City Parking Authority

Date: \_\_\_\_\_