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CITY OF CULVER CITY FINANCE ADVISORY COMMITTEE AND  
THE PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION

JOINT MEETING OF THE  
CITY OF CULVER CITY  
FINANCE ADVISORY COMMITTEE  
AND THE PARKS, RECREATION AND  
COMMUNITY SERVICES COMMISSION  
CULVER CITY, CALIFORNIA

January 12, 2022  
7:00 p.m.

**CALL TO ORDER & ROLL CALL**

Chair Lachman called the joint meeting of the City of Culver City Finance Advisory Committee and the Parks, Recreation and Community Services Commission to order at 7:00 p.m. via Virtual Webex.

**Members Present:** ANDREW LACHMAN, Chair  
DARREL MENTHE, Vice Chair  
**MARC BAUER, Member**  
JOHNNIE GRIFFING, Member  
ANNE DIGA JACOBSEN, Member  
KEITH JONES, Member  
KEVIN LACHOFF, Member  
ROBERT QUINN, Member\*

**Absent:** BRYAN SUA, Member

\*Member Quinn exited the meeting at 7:48 p.m.

**Present:** KAY HEINEMAN, Chair  
WILLIAM RICKARDS, Vice Chair  
PALVI MOHAMMED, Commissioner

**Absent:** KHARY CUFFE, Commissioner  
SCOTT ZEIDMAN, Commissioner

**Staff Present:** Armando Abrego, Parks, Recreation, and Community  
Services Director  
Patricia Mooney, Senior Management Analyst  
Erica Melton, Financial Systems & Purchasing  
Manager

Punit Chokshi, Senior Management Analyst  
John Figueroa, Senior Account Clerk

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### **Pledge of Allegiance**

Chair Heineman led the Pledge of Allegiance.

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### **Joint Public Comment for Items NOT on the Agenda**

Chair Lachman invited public comment.

John Figueroa, Senior Account Clerk, indicated that there were no requests to speak.

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### **Receipt and Filing of Correspondence**

John Figueroa, Senior Account Clerk, indicated that no correspondence had been received.

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### **Order of the Agenda**

No changes were made.

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### **Action Items**

#### **Item A-1**

#### **FAC:PRCS - Discuss Parks, Recreation and Community Services Pending Infrastructure Projects and Potential Funding**

Chair Lachman provided background on the origin of the item; discussed consideration of a bond in the fall; housing proposals; a workforce and affordable housing parcel tax; updating the business license tax; different bond approval requirements; leveraging assets or revenue streams; debt; and funding the parks.

Chair Heineman discussed the updated work plan for the Parks, Recreation and Community Services Commission; gaging needs for each park; and upgrades.

Chair Lachman discussed field conditions; feedback from different users; different types of bonds; and General Fund Lease Financings.

Chair Lachman invited public comment and received clarification regarding procedures for making public comment.

The following members of the public addressed the Committee and Commission:

Jason van Marle provided background on himself; discussed his experience in the parks; and he asked about plans and short and long term solutions.

Massa al Quire, Culver City Little League Board, provided background on the organization; discussed their reliance on the City to provide a place to play; condition of the facilities; the need for a bond measure to fund long-term solutions; the need to refresh community parks to allow community baseball to continue in the City; and responding to inquiry, he discussed providing access for communities who do not have access to backyards; usage across all income spectrums and ethnicities; participation by all genders; open access; costs; and the ability for anyone to participate.

Rafael Alvarez, Culver City Football Club, provided background on the organization; discussed appreciation for efforts to improve the parks; finding solutions to address the deteriorating parks; field conditions; maintenance; safety; and injuries.

Chris Colocho, Culver City Football Club, provided background on himself; expressed appreciation for staff support; discussed the need for facilities; designating a specific soccer field in the City; and bringing opportunities to play to the diverse community.

Sheila Iverson provided background on herself; thanked the City for taking the step to find solutions; discussed community assistance; finding long-term solutions; field conditions; safety concerns; usage data; and evaluating wear and tear of the fields.

Scott Markowitz, AYSO, provided background on himself; echoed previous comments; discussed the need for refurbishment; multi-use fields; the need for more space; appreciation for the help and support; being part of the solution to make the fields stronger and a safe place for children to play; and responding to inquiry he discussed diversity of users; program costs; the all-inclusive and all-volunteer organization; demographics; and other competitive soccer programs in the City.

Cara Blok, Culver City Little League Board, provided background on herself; echoed previous comments from Massa and Scott; discussed necessary park restoration at Bill Botts; the need for the kids to play at other locations due to poor field conditions; work to get the fields playable for the spring; limited availability of space for hardball/baseball; encouraged the restoration of Bill Botts; and she asked to be included in any negotiations as they want to play.

Discussion ensued between staff, Committee Members and Commissioners regarding involvement of the Culver City Swim Team and Culver City Unified School District (CCUSD); allowing other voices in the conversation; encouragement to all the organizations to attend Commission meetings to let them know what is going on and share concerns with the City Council; activity programs; senior services; those who are not captured in sports programs; infrastructure; maintenance; putting buildings into service for social activities; accessibility; the Teen Center; and assessing the needs of children and youth in other areas.

Nick Farrier echoed comments regarding the fields; discussed safety; maintenance, restrooms, bleachers, and walking paths; and the overall need for upgrades.

Member Quinn exited the meeting.

Additional discussion ensued between staff, Committee Members and Commissioners regarding the need for massive upgrades to aging infrastructure; the extensive Turf Report; field conditions; Culver City as a destination; use of space by local and outside organizations; the need for more park space; creative use of space; field lighting; budget constraints; costs; turf rehabilitation and upgrades; aging irrigation systems; pool upgrades; the recent upgrade to the basketball court at Vets Park; long-term planning; the slow process to upgrade parks bit by bit; tech companies in the City; the digital community; bathrooms; needed repairs to Veterans Memorial Building; the slow pace of upgrades; structural issues at the El Merino Park Building; needed upgrades to playground facilities; appreciation to Parks staff for their work to find funding; land value; and concern with leasing property due to the potential to lose open space.

Further discussion ensued between staff, Committee Members and Commissioners regarding appreciation for the public comment; reprogramming the spaces to provide for more innovative learning opportunities for youth; enhancements to improve access; providing free Wi-Fi to create equity; conducting a Comprehensive Master Planning Assessment; scoping and fulfilling requested needs; outreach to stakeholders; innovative space reprogramming for parks and facilities areas; major PRCS objectives for 2022; bond financing; length of time to complete the assessment; staffing issues; budgeting; funding for consultants; afterschool childcare options; La Ballona; student demographics; proximity to parks; the Turf Report; lighting to extend field availability; prioritizing youth programs; affordability; subsidies; keeping usage fees low; the Parks Tour; support

for bond financing; regional issues vs. local issues; regional funding; next steps; bond type; capacity; whether there are any outstanding bonds payable from the General Fund; questions for staff to research; leasable asset value of the City; possibilities; timeline for a bond issuance; options that do not require voter approval; leased facilities; use of bond proceeds; facility asset value; Capital Improvement Projects (CIP) studies; the Master Plan; condition of facilities; settling of the fields established on landfill; the list of unfunded CIP projects created; costs for irrigation, playground upgrades; resurfacing the parking lots; the Plunge Expansion project; the Culver City Park Baseball Diamond Rehabilitation; lease leasebacks; use of lease leasebacks by school districts vs. general obligation bonds; transparency; the AAA rating; interest rates; addressing long-standing issues; the Americans with Disabilities Act (ADA) assessment of parks and facilities performed in 2019; public comment regarding restroom facilities; deliverables from the Owens Group; gathering information toward a comprehensive plan; Public Works representatives; gaining traction to move forward; the efforts of the former Parks Manager to address irrigation issues; creating efficiencies and cost savings; the comprehensive study and design for Bill Botts Field and Culver City Park initiated by Culver City Little League; the clear need for park enhancements; the importance of parks to families; equity; development in the City; the urbanization of the City; difficulties with placing a bond on every election; identification of needs; determining what kind of money can be raised and how; work to be done before putting together a proposal; shovel-ready projects; the bond to improve CCUSD facilities; clarification that City facilities stayed open all through COVID while other facilities shut down; addressing lack of staff; providing realistic numbers; collaboration with CCUSD; El Rincon; exclusive and priority use; transparency; equity; representation for the entire community; appropriate park usage; park redesign; lighting conflicts with the neighbors; buy-in and support; consideration of every facility as a space for all; providing space for adult play; community centers for afterschool programs; programming and support for seniors; meeting community demands; increased density; the price to pay for not upgrading; energy efficiency; solar power; lowering energy costs; water usage; Fiesta La Ballona; use of public space for events; serving communities of color; Fox Hills; additional planning to be done; stakeholder input; collaboration with Amazon on the baseball fields; next steps; and appreciation for community participation at the meeting;

Chair Heineman thanked the FAC for the opportunity to meet.

John Figueroa, Senior Account Clerk, read comments posted by Rafael Eldridge and Nick Farrier.

Additional discussion ensued between staff, Committee Members and Commissioners regarding subleasing properties to private entities; the need for additional information; red-tagged buildings at Culver City Parks that are due to be demolished but not replaced; the importance of each of the City parks and the roles that they play; and the urgency of addressing issues.

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Item A-2

**FAC - (1) Receive Reports from the Government Efficiency Ad Hoc Subcommittee; (2) Discuss Report Recommendations and Determine Next Steps; and (3) Provide Direction to Staff, If Deemed Appropriate**

Discussion ensued between staff and Committee Members regarding the Governmental Efficiency Ad Hoc Subcommittee; applications received to date; outreach to City staff and departments; the online submittal form; awards for innovation and performance; additional outreach; extending the timeframe; the application deadline; the awards ceremony; and the ability of the subcommittee to determine the timeframe.

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**Public Comment – Items NOT on the Agenda (Continued)**

Chair Lachman invited public comment.

John Figueroa, Senior Account Clerk, reported that no requests to speak had been received.

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**Receipt of Correspondence**

John Figueroa, Senior Account Clerk, reported that no correspondence had been received.

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**Items from Committee Members/Staff**

Chair Lachman discussed consideration of participatory budgeting; consideration of a proposal for a parcel tax with several alternatives; and whether to hold a special meeting.

Discussion ensued between staff and Committee Members regarding staffing; holding a special meeting; and working with the Housing Subcommittee.

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## **Adjournment**

There being no further business, at 9:01 p.m., the City of Culver City Finance Advisory Committee and the Parks, Recreation and Community Services Commission adjourned their meeting.

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John Figueroa  
SECRETARY of the Culver City Finance Advisory Committee  
Culver City, California

APPROVED

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Andrew Lachman  
CHAIR of the Finance Advisory Committee, Culver City, California

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Kay Heineman  
CHAIR of the Parks, Recreation and Community Services Commission,  
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

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Jeremy Green  
CITY CLERK

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Date