

REGULAR MEETING OF THE
CITY OF CULVER CITY
FINANCE ADVISORY COMMITTEE
CULVER CITY, CALIFORNIA

January 10, 2024
7:00 p.m.

CALL TO ORDER & ROLL CALL

Vice Chair Bauer called the regular meeting of the City of Culver City Finance Advisory Committee to order at 7:05 p.m. in the Dan Patacchia Meeting Room at City Hall.

Members Present: ANDREW LACHMAN, Chair*
MARC BAUER, Vice Chair
ANISSA DI VINCENTE, Member
JOHNNIE GRIFFING, Member
KEITH JONES, Member
KEVIN LACHOFF, Member

*Chair Lachman arrived at 7:23 p.m.

Staff Present: Lisa Soghor, Chief Financial Officer
Elizabeth Shavelson, Financial Systems and
Purchasing Manager
Michael Towler, Finance Manager
John Figueroa, Senior Account Clerk
Jonathan Villasana, Account Clerk
Andrew Maximous, Mobility & Traffic Engineering
Manager

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Pledge of Allegiance

Member Griffing led the Pledge of Allegiance.

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Public Comment for Items NOT on the Agenda

Public Comment for Items NOT on the Agenda

Vice Chair Bauer invited public comment.

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

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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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Consent Calendar Items

Item C-1

Approval of the Minutes for the Finance Advisory Committee Meeting of October 11, 2023

MOVED BY MEMBER DI VINCENTE AND SECONDED BY MEMBER LACHOFF THAT THE FINANCE ADVISORY COMMITTEE APPROVE THE MINUTES FOR THE FINANCE ADVISORY COMMITTEE MEETING OF OCTOBER 11, 2023.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BAUER, DI VINCENTE, GRIFFING, JONES, LACHOFF
NOES: NONE
ABSENT: LACHMAN**

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Order of the Agenda

MOVED BY MEMBER LACHOFF AND SECONDED BY MEMBER GRIFFING THAT THE FINANCE ADVISORY COMMITTEE RE-ORDER THE AGENDA TO CONSIDER ITEM A-1 AFTER ITEM A-4.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BAUER, DI VINCENTE, GRIFFING, JONES, LACHOFF
NOES: NONE
ABSENT: LACHMAN**

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Action Items

Item A-2 (Out of Sequence)

FAC – Receive Reports for Discussion from the (1) Assets Ad Hoc Subcommittee, (2) Structural Revenue Review Ad Hoc Subcommittee, (3) FAC Anniversary Ad Hoc Subcommittee, (4) City Council Engagement Ad Hoc Subcommittee, (5) Affordable Housing Ad Hoc Subcommittee, (6) 2024 Government Efficiency Ad Hoc Subcommittee, and (7) Provide Direction to Staff, if Deemed Appropriate

Vice Chair Bauer reported on the Assets Ad Hoc Subcommittee noting that not much progress had been made since last October.

Member Lachoff indicated nothing to report from the Structural Revenue Review Ad Hoc Subcommittee.

Member Griffing discussed the FAC Anniversary Ad Hoc Subcommittee and the commendation presented by Mayor Vera for the 10th Anniversary of the FAC.

Member Lachoff reported that the City Council Engagement Ad Hoc Subcommittee had not met.

Vice Chair Bauer indicated that an agenda item would be coming forward to consider appointment of a new member with the departure of Member Diga Jacobsen and he discussed the Affordable Housing Ad Hoc Subcommittee noting that work was being done on a speaker series.

Lisa Soghor, Chief Financial Officer, discussed efforts of the executive staff to secure speakers for the next event.

Member Griffing discussed efforts of the 2024 Government Efficiency Ad Hoc Subcommittee on the Third Annual Government Efficiency Innovation Awards noting that a report would be coming forward at the next meeting.

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Item A-3

Approve the Dissolution of the FAC Anniversary Ad Hoc Subcommittee

Discussion ensued between staff and Committee Members regarding the 10th Anniversary Ceremony; ad hoc subcommittees; and Brown Act Rules.

MOVED BY MEMBER GRIFFING AND SECONDED BY MEMBER LACHOFF THAT THE FINANCE ADVISORY COMMITTEE DISSOLVE THE FAC ANNIVERSARY AD HOC SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VINCENTE, GRIFFING, JONES, LACHOFF
NOES: NONE
ABSENT: LACHMAN

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Item A-4

FAC – Receive an Update on the Culver City Economic Vitality Task Force

Member Lachoff indicated that no report was available.

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Item A-1
(Out of Sequence)

Receive a Presentation on Proposed On-Street Parking Meter Rates; and 2) Provide Comments and Direction to Staff

Andrew Maximous, Mobility & Traffic Engineering Manager, provided an overview of the staff report on proposed on-street parking meter rates; discussed average revenue; the revenue map; rates of neighboring cities; and next steps.

Discussion ensued between staff and Committee Members regarding affected areas; 25 cent per hour meters on Jefferson Boulevard; and two-hour meters off of Washington Boulevard.

Chair Lachman joined the meeting.

Additional discussion ensued between staff and Committee Members regarding city limits; deployment of meters on unmetered side-streets; revenue collection; software updates; staffing levels in the Culver City Police Department (CCPD);

deployment of pay by space machines in the Hayden Tract; clarification that meters will accept coins and credit cards; original reasoning for differing commercial rates; supply and demand; encouraging people to use different modes of transportation; bringing up the levels of the lowest rates in the City; historical context; the past practice of supplementing employee parking where there was not enough available; unused parking; clarification that employee parking is not meant to be on the streets; land use; turnover; providing space for patrons and visitors; Transportation Demand Management (TDM); allowing access; outreach; new zoning laws that do not require parking; the previous City Council decision to put meters on side streets; clarification that there are no plans to build a new parking structure; funding; taxes; revenue vs. costs to operate the meters; occupancy and utilization as key indicators; rates as compared to neighboring cities; dissuading usage with price; providing uniformity of rates; aligning minimums with other places; the Beverly Hills model; economic impacts; concern with forcing people to use public transportation when it does not take them where they need to go; park access; equity; free parking provided at all parks; availability; concern with parking meters in parks; providing a City service; ensuring that barriers are not created for park usage; neighborhood pushback against parking intrusion; the Washington corridor; legal non-conforming businesses; the new statute; providing the same consideration for businesses that residents get in terms of permits; a proposed parking study for the Arts District to determine utilization during the day; residential autonomy over residential streets; communicating issues to be considered; raising the issue of employee parking; ensuring lower rates for areas around parks; rates for commercial areas vs. areas around parks; having a .75 cent per hour rate for areas around parks except for Overland and reviewing the permit structure to allow for employee parking to create a uniform approach to the issue; consideration of industrial areas; addressing pressing needs; maintaining revenue; cost of parking at a meter vs. in a garage; those making quick stops vs. those staying for a longer period of time; increased traffic generated by those trying to park on the street; revenue from parking tickets; a suggestion to gain feedback from the Chamber of Commerce; the Arts District Business Improvement (BID); proposing a study of the downtown area to see if it makes sense to raise the rate; and outreach to businesses that rely on long-term parking for their employees.

Chair Lachman invited public comment.

No requests to speak were received.

MOVED BY VICE CHAIR BAUER, SECONDED BY MEMBER GRIFFING AND UNANIMOUSLY CARRIED, THAT THE FAC SUPPORT THE PARKING METER RATE INCREASE FOR INDUSTRIAL COMMERCIAL AREAS TO ONE DOLLAR, RECOMMEND THAT STAFF EXAMINE STREET PARKING SURROUNDING CITY PARKS WITH THE EXCEPTION OF OVERLAND AND RECOMMENDING THAT IT SHOULD BE .75 CENTS, RECOMMEND THAT PUBLIC WORKS CONDUCT A STUDY OF PARKING DEMAND IN DOWNTOWN TO PLAN AN INCREASE OF TWO DOLLARS TO MATCH NEARBY CITIES AND RETURN

FOR DISCUSSION WHEN THE STUDY IS COMPLETE, AND CONDUCT OUTREACH TO BUSINESSES THAT RELY ON 10-HOUR PARKING SPACES FOR EMPLOYEE PARKING AND FIND A WAY TO ASSIST THEM.

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Item A-5

(1) Approval of the Measure CC and Measure C Sales Tax Status Report (FY23, Q4) for Transmittal to City Council, Providing Feedback/Discussion on the New Reporting Format, and (2) Approval of the Real Property Transfer Tax Status Report (FY24, Q1) for Transmittal to City Council

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record regarding Measure CC and Measure C sales taxes; she discussed comparisons of budget actuals; decreased sales tax trends; fluctuations in purchases and prices; the transition to electric vehicles; special revenue sources; and funding for road projects.

Discussion ensued between staff and Committee Members regarding the Utility Users Tax (UUT); highlighting the gas tax in the report to the City Council; moving from a gas tax to a mileage tax; wear and tear on the road; decreased revenue in the state and the county; budget projections; transaction taxes; car sales; grocery stores; and increased costs for food.

MOVED BY MEMBER LACHOFF, SECONDED BY VICE CHAIR BAUER AND UNANIMOUSLY CARRIED, THAT THE FINANCE ADVISORY COMMITTEE: AUTHORIZE TRANSMITTAL OF THE QUARTERLY STATUS REPORTS FOR MEASURE C AND MEASURE CC TO THE CITY COUNCIL WITH AGREEMENT TO RAISE CONCERNS ABOUT LOSSES IN GAS TAXES.

Lisa Soghor, Chief Financial Officer, provided a report on Real Property Transfer Taxes.

Discussion ensued between staff and Committee Members regarding concerns that Measure RE caused reduced sales; volume of sales; the effect of interest rates; reduced sales county-wide; commercial vs. residential; issues with getting financing; revenue captured from Measure RE; the upcoming inflation adjustment; exemptions; ensuring that people are not priced out by inflation; the original numbers; house-poor homeowners; the requirement to build two ADUs (Accessory Dwelling Units) for an exemption on the first sale; Los Angeles county figures; and the global problem in terms of number of sales.

MOVED BY MEMBER LACHOFF, SECONDED BY MEMBER JONES AND UNANIMOUSLY CARRIED, THAT THE FINANCE ADVISORY COMMITTEE:

AUTHORIZE TRANSMITTAL OF THE QUARTERLY STATUS REPORTS FOR THE REAL PROPERTY TRANSFER TAX TO THE CITY COUNCIL.

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Item A-6

(1) Draft the Finance Advisory Committee Biannual Report to the City Council, Inclusive of a) Accomplishments During the Period July through December 2023 and b) Updates on Upcoming Plans for Fiscal Year 2023-2024, and (2) Authorize Transmittal of the Report to the City Council

Lisa Soghor, Chief Financial Officer, introduced the item.

Discussion ensued between staff and Committee Members regarding typographical corrections; inclusion of the conversation about affordable housing; the Affordable Housing Speaker Series; timing of accomplishments; City-owned real estate assets; consistency of wording; facilitation of the second annual Innovation Awards by the Government Efficiency Ad Hoc Subcommittee; the increased number of applications; review of parking meter fees; dissolution of the City Council Engagement Ad Hoc Subcommittee; continued Committee efforts to improve communication with the City Council; and continuing the housing discussion.

MOVED BY VICE CHAIR BAUER, SECONDED BY MEMBER DI VINCENTE AND UNANIMOUSLY CARRIED, THAT THE FINANCE ADVISORY COMMITTEE AUTHORIZE TRANSMITTAL OF THE BIANNUAL REPORT TO THE CITY COUNCIL AS AMENDED.

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Item A-5

Discussion of February 14, 2024 Agenda

Discussion ensued between staff and Committee Members regarding potential agenda items for February; consideration of subcommittees; and the availability of quarterly reports.

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Public Comment – Items NOT on the Agenda (Continued)

Chair Lachman invited public comment.

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

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Items from Committee Members/Staff

Lisa Soghor, Chief Financial Officer, discussed Committee applicants; receipt of the GFOA (Government Finance Officers Association) Award for the 38th consecutive year; receipt of the Excellence in Financial Reporting Award for the CAFR (Comprehensive Annual Financial Report); incorporation of comments received; the Budget in Brief document; efforts to make things more user-friendly; meeting year-end posting requirements; the mid-year budget; outreach; the City Council request for a community meeting to provide an overview of City funding sources and budget; collaboration with the City's new Communications Director; and she reported being voted in as Vice President of the Fiscal Officers Department of the League of California Cities and was chosen to serve on the Fiscal Officers Department's Housing Community and Economic Development Subcommittee.

Discussion ensued between staff and Committee Members regarding addressing misinformation; public engagement; a request for a report on ballot measures; an update on the implementation of Measure BL, appreciation to staff for their leadership and to Committee Members for work done; and potential conflicts with the proposed meeting date for February.

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Adjournment

There being no further business, at 8:51 p.m., the City of Culver City Finance Advisory Committee adjourned their meeting to a regular meeting to be held on February 14, 2024.

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

APPROVED



Andrew Lachman
CHAIR of the Finance Advisory Committee, 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.



Jeremy Bocchino
CITY CLERK

19 FEB 2024
Date