

The Citizens Oversight Committee of the City of Westminster, California convened on February 3, 2020 at 10:00 a.m. in a Special Meeting in the Administrative Conference Room located at 8200 Westminster Boulevard, Westminster, California.

**10:00 A.M.**

**CALL TO ORDER:**

**ROLL CALL:** DIANA CAREY, VANESSA PEARSON, RUTH PIKER,  
RONALD ST. JOHN, WESTON SEID

**PRESENT:** CAREY, PEARSON, SEID

**ABSENT:** ST. JOHN, PIKER

**STAFF PRESENT:** Finance Director Sherry Johnson, Assistant Finance Director Erin Backs, Economic Development Manager Alexa Smittle, Administrative Assistant Tanya Ramirez

**SALUTE TO FLAG:** Diana Carey, Chair

**ORAL COMMUNICATIONS:** No one was present to speak.

**1. Approval of the Minutes from the Special Meeting of the Citizens Oversight Committee on March 25, 2019**

Motion was made by Committee Member Pearson, and seconded by Chair Carey to approve the Minutes from the March 25, 2019 meeting as is.

The motion carried by the following vote:

**AYES:** CAREY, PEARSON, SIED

**NOES:** NONE

**ABSENT:** NONE

**2. Special Presentations:**

Economic Development Manager Alexa Smittle was present to give information on the Community Development Department and an update on the Westminster Mall. She spoke about the mall's Specific Plan to create uniform zoning for the entire site. She stated a first draft of the Specific Plan and the Environmental Impact Report (EIR) is

anticipated in March 2020, by the consultant. She also spoke in regards to resident's requests and questions regarding building and general plan vision.

Chair Carey inquired how the Census would affect the affordable housing numbers.

Economic Development Manager Smittle stated the larger impact would come from the RHNA allocation currently estimated at 10,000 units.

Committee Member Pearson inquired how they would build 10,000 affordable housing units with minimal space.

Economic Development Manager Smittle clarified they would have to be multi-family homes and built upwards to fit in existing land uses.

Chair Carey inquired what was being done to ensure rental property maintained amount and not increase.

Economic Development Manager Smittle stated the State has instituted limited rent control. Some RHNA units are also required to have covenants and elaborated on City covenants, and also noted the State controls and sets the maximum of rent for low income in a covenanted unit.

Chair Carey asked for more information regarding the presentation given at a previous City Council meeting regarding traffic around the future mall project.

Economic Development Manager Smittle stated staff are currently working on the traffic report and freeway interchange and added all property owners have to agree on future development due to their own internal agreements. She also added the City could help with bonds that the property owners would pay back over time.

### **3. Special Presentations**

Finance Director Sherry Johnson presented the latest Measure SS receipt update.

Committee Member Pearson asked for clarification regarding the amount received and questioned why funds are hard to trend.

Assistant Finance Director Erin Backs explained the process.

Finance Director Johnson explains \$3,000,000 in budget savings were set aside in Capital Projects for future allocation. A portion of those funds were given to the Boys & Girls Club project to help revamp and improve the appearance of the building, and also stated that a portion of the funding for that project also came from CDBG funds.

Committee Member Pearson asked if the reviewed budget included retirement as the police department had the highest increase on the update and questioned why money was given to the Boys & Girls Club as that building is not City Owned.

Chair Carey inquired what the City was doing to advertise and educate residents on Measure SS and suggested possibly mailing out flyers and placing an ad on WTV3 to play before council meetings. Expressed concern in regards to residents becoming reluctant to vote for the tax measure, when placed on a future ballot, as she feels residents are not fully or properly informed on what positive the funds are used for, further explained the process of the Measure being placed on the ballot.

Finance Director Johnson stated City employees are not allowed to actively participate in political activities.

Finance Director Sherry Johnson states that the Committee is welcome to speak at the next City Council meeting on February 12<sup>th</sup> in Council Chambers to discuss Measure SS and what funds were used for.

Chair Carey expressed concern regarding what the council is doing to bring in more revenue as the City has all small mom and pop stores and not chain stores.

Committee Member Pearson suggested possibly taxing business owners on unoccupied buildings, allowing Airbnb's or occupancy tax and possibly have CPU enforce illegal Airbnb and room rentals.

Finance Director Sherry Johnson stated Airbnb's are not allowed and clarified the CPU's main focus is the smaller issues to allow Code Enforcement to focus on larger violations.

Discussion ensued regarding ways to educate and inform residents and possibilities of advertising Measure SS. Chair Carey asked committee for suggestions on how to get the word out regarding Measure SS.

#### **4. ITEMS FOR FUTURE CITIZENS OVERSIGHT COMMITTEE CONSIDERATION:**

Chair Carey asked committee members how often they would like to meet and asked for suggestions on what day and time to schedule next meeting and suggested Monday afternoons. Discussion ensued among committee members regarding days and times that all members would be available to meet.

Chair Carey stated she would like to look at the income receipts received more often and would like the second group of receipts that weren't available today be presented at their next meeting.

**5. OVERSIGHT BOARD OF THE SUCCESSOR AGENCY ADJOURNMENT:**

Chair Carey adjourned the meeting at 11:04 a.m.

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Diana Carey  
Chair

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Tanya Ramirez  
Committee Secretary