RANCHO SIMI RECREATION AND PARK DISTRICT
REGULAR MEETING, BOARD OF DIRECTORS
OAK PARK COMMUNITY CENTER
1000 NORTH KANAN ROAD, OAK PARK, CA 91377

MINUTES
JANUARY 19, 2017, 6:30 P.M.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** The meeting was called to order at 6:33 p.m. with Ed Abele leading the Pledge of Allegiance.

2. **ROLL CALL:** In attendance were RSRPD Director Gene Hostetler, Director Freeman, Vice Chair Mark Johnson, Chair Kate O'Brien, and the following RSRPD staff: Nikki Davy, Doug Gale, Richard Lemmo, Renee Peace, Wayne Nakaoka, Theresa Pennington, Larry Peterson and Brian Pierik. Also in attendance were guests: Ed Abele, Melanie Bremberg, Carolyn Cass-Barton, Barbara DeMinico and Mary Wiesbrock.

3. **PUBLIC STATEMENTS (ITEMS NOT ON THE AGENDA):** None

4. **APPROVAL OF MINUTES**
   a. **Regular Meeting – January 5, 2017:** Vice Chair Johnson moved to approve the Minutes of the Regular Meeting of January 5, 2017; Director Hostetler seconded the motion. Motion carried with Chair O'Brien, Vice Chair Johnson and Director Hostetler voting in favor. Director Freeman abstained.

5. **SCHEDULED ITEMS AND PUBLIC HEARINGS**
   a. **Presentation of the Full-time Employee of the Month for December 2016 to John Dodson:** Director of Administration Theresa Pennington stated that John Dodson was not able to attend the meeting, and the District Manager will present him with his award at another time.

6. **CONSENT AGENDA** (Matters listed under the Consent Agenda are considered routine and shall be acted upon without discussion by one motion approving the Consent Agenda. If discussion is desired the item may be removed from the Consent Agenda upon a Director’s request.)
   a. Approval of Check Registers: 12/22/16, 1/6/17 (payroll); 12/31/16 (payables)

Director Freeman questioned why there are two City of Simi Valley water bill charges in December, one on 12/20/16 and 12/27/16. Theresa Pennington will investigate and report the detail on both of these charges.
ACTION: Vice Chair Johnson moved to approved Consent Agenda Items a; Director Hostetler seconded the motion. Motion carried with a unanimous vote.

7. CONTINUED BUSINESS: None

8. NEW BUSINESS

a. Report on the Oak Park Recreation Programs

Recreation Supervisor outlined the special events that have been held in Oak Park recently, for example, the Halloween Carnival and the upcoming spring events which will include movies and various concerts. Ongoing programs include After School Clubs and senior programs which are all maintaining steady enrollment. For the summer brochure, new classes are being introduced which include laugh yoga and foot golf.


Director of Planning summarized projects that have been happening in Oak Park including the approval of construction plans for the Conifer Water Tank Site.

The Valley View Park Playground Renovation Project was completed and opened last month and has had a lot of use. A few complaints have been received from mothers who don’t like the sand that the School District requested be installed as it makes the sidewalk slippery. Maintenance is blowing the area down each morning.

The Mae Boyar Recreation Building Replacement Project was proceeding well until the committee elected to recommend to the Board to look at alternative exterior designs. The architect has designed a few modifications that will not affect the basic structure of the building. The District will not be submitting the plans to the County in March 2017 until the plans are modified and approved by the Committee and the Board.

Churchwood Telecommunications Site plans have been agreed however there is a modification to the telephone line and the electrical line across Kanan Road. There is an issue with the diversionary clause on the western part of the Site and Verizon needs to run the conduits down Kanan Road. Reversion clause on the primary property expires on the 22nd of this month.

Director of Planning gave an Outstanding Park Inspection to Eugene’s crew on Phase I on the Oak Canyon Community Park as they have completely cleared out all undercarriage vegetation underneath the trees. Five containers of debris were removed.

At the conclusion of staff’s report the Chair has if members of the public would like to speak.
Carolyn Cass-Barton has resided in Oak Park for over 38 years as do her children and grandchildren. Ms. Cass-Barton did not receive the survey that was sent out by RSRPD. In her opinion, Mae Boyer Park should be designated a Historical Park and she is opposed to the current design of the Mae Boyer building. Ms. Cass-Barton has attended all the community meetings, except the October one, and is respectfully requesting RSRPD modify the existing design to incorporate some craftsman style elements to reflect more elements of the first neighborhood.

Melanie Bremerberg has resided in Oak Park since December, 1966 and did not receive a survey. Ms. Bremerberg is disputing the design of the building and would like to see it more in keeping with the traditional feel of the first neighborhood.

Mary Wiesbrock has resided in Oak Park for 40 years and lives in the first neighborhood and believes the current design of the Mae Boyer design will stick out like a sore thumb. Ms. Wiesbrock would like to see more traditional design elements incorporated so that building is more compatible with the surrounding neighborhood.

Barbara DeMinico read a letter that was submitted to the Acorn newspaper requesting a modification to the Mae Boyar building design that would incorporate more elements that reflect the Oak Park community as the current design is miss-matched. She would like to see a more low-key design.

Director Hostetler stated that the Oak Park Committee had approved the concept design that was submitted by the architect and that dates for the Committee meetings are posted and given out well in advance. It wasn’t until last Thursday that they asked for it to be modified.

Director of Planning has received from the architect his opinion of what can be modified which would include wood cladding on window’s; add some wood features on the front to incorporate craftsman elements; replace BBQ overhand with a wooden trellis; replace metal handrails to decorative plastic wood; decorative paving, lighting and decorate downspouts. The architect is requesting $7,500 to modify the design in these areas.

District Manager stated that five committee members originally approved the concept unanimously, however two committee members were not present at that meeting. The Board then approved the plan unanimously. At the most recent Committee meeting one committee member made a motion to revisit the plan in the areas referenced tonight under public comment, and that motion was approved unanimously by the Committee.

Director of Planning stated that this change will slow down the process for three or more months. Staff were planning on submitting the plans to the County in March as it takes six to eight months to get through the PD process.

District Manager also noted that three committee member terms are up and so there may be three new committee members next week therefore the outcome of the next Committee meeting as it considers a revised building design is uncertain.
Vice Chair Johnson stated that waiting a few extra months to ensure everyone is happy is fine.

Director Freeman informed those present that she was at the dedication of Mae Boyar Park and that she feels a very strong connection to the building and to the community of Oak Park.

Staff indicated it would be submitting to the Board for approval an amendment of the District’s contract with the architect to undertake the stated work.

c. Approval of Assignment and Assumption of Agreement Concerning Easements for Components of the Oak Park/North Ranch Recycled Water Distribution System.

**ACTION:** Vice Chair Johnson moved to Approve the Assignment and Assumption of Agreement Concerning Easements for Components of the Oak Park/North Ranch Recycled Water Distribution System; Director Hostetler seconded the motion. Motion carried with a unanimous vote.

d. Approval of First Amendment to Agreement Between the Rancho Simi Recreation and Park District and Behr-Browers Architects, Incorporated for the Mae Boyar Recreation Building Replacement Project.

Director of Planning has met with Behr-Browers Architects several times to discuss the functionality of the building. The kitchen design must be modified to meet the anticipated uses of the building. Staff also indicated that solar panels were not on the original scope of work, and since the roof is flat and south facing it is ideal for solar panels. Staff estimates that the electrical power generated by the installation of the solar panels would nearly equal the demand for the entire facility under normal operations; except during times that the air conditioning is extensively run. In four and half years we would have cost recovery of the solar panels.

**ACTION:** Director Freeman moved to Approve the First Amendment to Agreement Between the Rancho Simi Recreation and Park District and Behr-Browers Architects, Incorporated for the Mae Boyar Recreation Building Replacement Project; Director Hostetler seconded the motion. Motion carried with a unanimous vote.

e. Report on District Financial Issues at Oak Park.

District Manager presented the twice yearly report.

Director Freeman questioned the lower estimate of property taxes from 2015 to 2016 given an increase in assessed values and asked about the annual differences in the figures for services and supplies.

District Manager stated that estimates of revenues and expenditures are conservative. Staff also explained that the expenses for services and supplies and capital items can be shown as expenditures in either the Special Zone or Oak Park
Assessment Funds, depending upon the balances in those funds and the estimated revenues for the fiscal year

9. **WRITTEN COMMUNICATIONS OF NOTE:** None

10. **REPORTS BY BOARD MEMBERS**

    Director Freeman attend an open space acquisition roundtable with Supervisor Parks. Approximately 30 people attended from various public agencies, nonprofits and conservation authorities. A presentation was made in regards to the naval base. A brief comment was also made regarding the wildlife corridor item before the County Board of Supervisors.

    Director Freeman asked about the status of the Tapo Canyon bike park project. Director of Planning and Maintenance stated the Board had approved the concept design, that additional soils testing were now required and delayed by the rain, and that alternative concepts are also being considered.

    Director Freeman stated that she and District Manager made a presentation to Simi Valley Community Council last week on the Park District and its recent projects, and that the presentation was well received.

    Director Hostetler attend the Oak Park Committee meeting and the CARPD meeting in Sacramento on January 18th where park bills and the annual conference were discussed.

    Vice Chair Johnson attended the CARPD meeting in Sacramento on January 18th.

    Chair O’Brien attended the Simi Valley Alliance for the Arts annual retreat where the Chair, Steve Hayes, pointed out how much they appreciate RSRPD.

    Chair O’Brien asked for an update on Guardian Street building. Director of Planning stated both sets of plans, for the office and maintenance areas, have been submitted. The office plans have come back with two corrections and the maintenance area is still being worked on by the City. First submission took 45 days, this last one took 21 days.

11. **REPORT BY DISTRICT MANAGER**

    District Manager reminded the Chair that there are three closed session items.

    The Chair called a Closed Session at 7:24 p.m.

    The Chair reconvened the meeting at 8:18 p.m.

12. **CLOSED SESSION**

    a. Closed Session Pursuant to Government Code Section 54956.9

        Conference with Legal Counsel – Anticipated Litigation
Significant Exposure to Litigation Pursuant to Subdivision (b) of Section 54956.9:
One Case

The Chair reported that there was no reportable action on this item.

b. Closed Session Pursuant to Government Code Section 54956.9

Conference with Real Property Negotiator

Re: Land Disposition: Property Located in Ventura at 1692 Sycamore Drive, Simi Valley, CA

Assessor Parcel Numbers:
642-0-231-285
642-0-231-295
642-0-280-075
642-0-280-085
642-0-280-095

Agency Negotiators: District Manager, Director of Planning and Maintenance and Legal Counsel

Negotiating Parties: Area Housing Authority/USA Properties

Under Negotiation: Price and Terms of Payment

The Chair reported that there was no reportable action on this item.

c. Closed Session Pursuant to Government Code Section 54956.8

Conference with Real Property Negotiator

Re: Land Acquisition: Property Located in Ventura County Northeast of the Intersection of First Street and Cochran R in Simi Valley, Ca

Assessor Parcel Numbers:
615-0-172-175
615-0-172-185

Negotiating Parties: District Manager, Director of Planning and Maintenance and Legal Counsel

Report and Instructions to Staff Regarding Price and Terms of Payment

The Chair reported that there was no reportable action on this item.
13. **ADJOURNMENT:** Director Freeman moved to adjourn the meeting at 8:19 pm in memory of Strathearn Park Docent and volunteer Marie Harvey; Director Hostetler seconded the motion. Motion carried with a unanimous vote.

Larry Peterson, District Clerk