RANCHO SIMI RECREATION AND PARK DISTRICT
1692 SYCAMORE DRIVE
SIMI VALLEY, CALIFORNIA  93065

NOTICE OF SPECIAL MEETING

Notice is hereby given, pursuant to Section 54956 of the California Government Code, that the Board of Directors of the Rancho Simi Recreation and Park District, by call of the Chair of the Board of Directors, has ordered that it will hold a Special Meeting on Monday, July 13, 2015, beginning at 10 a.m., at the Sycamore Drive Community Center, Room B-1, located at 1692 Sycamore Drive, Simi Valley, California. The purpose of the Special Meeting is to conduct the business listed on the attached Agenda.

Larry Peterson, District Clerk

Dated: July 10, 2015
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Welcome to a meeting of the Board of Directors of the Rancho Simi Recreation and Park District. The Park District welcomes citizen participation. If you would like to speak, please follow these simple steps.

Fill out a green Speaker Card, available at the sign-in table, and hand the card to the Recording Secretary or Board of Directors.

If the item you would like to speak about is not on the Agenda, be prepared to speak when the Board Chair calls for “Public Discussion”. The Chair will call the names appearing on the Speaker Cards. If you do not hear your name called, please make this fact known, so that you may be recognized.

If the item you would like to speak about is on the Agenda, the Board Chair will announce the item, request a report from staff, ask Board Members if they have any questions or comments, and then ask if there are any other people in attendance who would like to comment on the item.

When recognized, please speak from the podium. Be professional. Speakers are generally allowed a maximum of five (5) minutes to comment. Depending upon the circumstances, the Board Chair may increase or decrease speaker time. At the conclusion of public comments, the Board Chair will thank the speaker(s) for participating.

The Board Chair may also determine appropriate action, if any, to be taken in response to comments received. Comments will be listened to, questions may be answered, speakers may be requested to further discuss the matter with staff, or an item could be added to a future Agenda or referred to a Board Committee, among other things. Items listed on the Agenda that require action will likely be voted upon by the Board of Directors.

We appreciate your attendance and hope to see you again.

YOUR BOARD OF DIRECTORS

Chair
Elaine Freeman

Vice Chair
Gene Hostetler

Director
Dee Dee Cavanaugh

Director
Mark Johnson

Director
Kate O’Brien

STAFF

District Manager
Larry Peterson
I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. PUBLIC DISCUSSION (ITEMS NOT ON THE AGENDA)

IV. APPROVAL OF MINUTES
   A. Regular Meeting – December 3, 2015

V. SCHEDULED ITEMS AND PUBLIC HEARINGS
   A. Presentation of the Strathearn Historical Society Video  Oral

VI. CONSENT AGENDA**
   A. Approval of Check Registers: 12/11/15 (payroll); 11/30/15 (payables)
   B. Receive and File California Special Districts Association 2016 Professional Development Catalog  23-15-f
   C. Receive and File Summary of Park Dedication Fees and Summary of Projects Primarily Funded by Park Dedication Fees  41-15-a
   D. Approval of Notice of Completion and Final Acceptance for the Rancho Simi Community Park Pool Deck Renovation Project  109-15-c

** Matters listed under the Consent Agenda are considered routine and shall be acted upon without discussion by one motion, unless discussion is desired. In that event, the items will be removed from the Consent Agenda.

VII. CONTINUED BUSINESS

   None

VIII. NEW BUSINESS
   A. Election for the Chair of the Board of Directors for Calendar Year 2016  Oral
   B. Election for the Vice Chair of the Board of Directors for Calendar Year 2016  Oral
   C. Approval of Resolution Adopting Annual Budget for FY 2015-16  124-15-f
D. Approval of the Planning and Maintenance Projects Fiscal Year 2015-16 and the Three-Year Capital Improvement Program FY 2015-16 – 2018-19

E. Proposed Facilitation and Improvements for the Guardian Building Office Area

F. Approval of the Rancho Simi Recreation and Park District Board Schedule for 2016 Meetings, Workshops and Conferences

G. Approval of FY 2016-17 District Budget Calendar

IX. WRITTEN COMMUNICATIONS

None

X. REPORTS BY BOARD MEMBERS

XI. REPORT BY DISTRICT MANAGER

XII. CLOSED SESSION

A. Closed Session Pursuant to Government Code Section 54956.95

Claimant: Law Offices of Craig A. Holtz in c/o Lisa Huffman

Agency Claimed Against: Rancho Simi Recreation and Park District

B. Closed Session Pursuant to Government Code Section 54956.95

Claimant: Law Offices of Brandon Sua & Associates on Behalf of Charles Allegro

Agency Claimed Against: Rancho Simi Recreation and Park District

C. Closed Session Pursuant to Government Code Section 54957.6

Conference with Labor Negotiator:

Agency Negotiators: District Manager and Director of Administration

Employee Organization: Rancho Simi Recreation and Park District Employees Association (“Bargaining Unit”)
D. Closed Session Pursuant to Government Code Section 54956.8

Conference with Real Property Negotiator:

Re: Land Disposition: Property Located in Ventura County 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

E. Closed Session Pursuant to Government Code Section 54956.8

Conference with Real Property Negotiator:

Re: Land Acquisition: Property Located in Ventura County 
at 1750 Tapo Street, Simi Valley, Ca
Assessor Parcel Number: 644-0-140-595

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

Report and Instructions to Staff Regarding Price and Terms of Payment

XIII. ADJOURNMENT

If any individual has a disability that may require accommodation to participate in this meeting, please contact Human Resources at 805/584-4400. Upon advance notification of the need for accommodation, reasonable arrangements will be made to provide accessibility to the meeting.
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RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM

DATE: July 13, 2015

TO: Board of Directors

FROM: District Manager

SUBJECT: Approval of Resolution Accepting Grant Deed from Tepco, Ltd., a California Limited Partnership, Conveying to the Rancho Simi Recreation and Park District a 7.17 Acre Parcel of Property Assessor Parcel Number 626-0-051-095 and Located at 4201 Guardian Street in Simi Valley California

SUMMARY

The Board of Directors previously approved a Purchase and Sale Agreement for purchase of property with a building located upon it which is located at 4201 Guardian Street in Simi Valley. The Board subsequently waived/accepted contractual contingencies, and on July 2, 2015 approved the purchase of the property. In accordance with Government Code Section 27281, the attached Resolution and Certificate of Acceptance shall serve as the District’s acceptance of the Grant Deed for the property.

BOARD ACTION REQUESTED

Staff recommends approval of the attached resolution accepting grant deed from Tepco, Ltd., a California Limited Partnership, Conveying to the Rancho Simi Recreation and Park District a 7.17 acre parcel of property assessor parcel number 626-0-051-095 and located at 4201 Guardian Street in Simi Valley California

Larry Peterson
District Manager
RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO._____

RESOLUTION ACCEPTING GRANT DEED FROM TEPCO, LTD., A CALIFORNIA LIMITED PARTNERSHIP, CONVEYING TO THE RANCHO SIMI RECREATION AND PARK DISTRICT A 7.17 ACRE PARCEL OF PROPERTY ASSESSOR PARCEL NUMBER 626-0-051-095 AND LOCATED AT 4201 GUARDIAN STREET IN SIMI VALLEY CALIFORNIA

WHEREAS, the Rancho Simi Recreation and Park District (hereinafter “District”) has negotiated for the purchase of property with a building situated upon it which is located at 4201 Guardian Street, and

WHEREAS, the Board of Directors of the District has previously taken action to approve a purchase and sale agreement, to waive and/or accept contractual contingencies, to approve lease purchase financing, and to approve the purchase of the property; and

WHEREAS, California Government Code Section 27281 requires the Rancho Simi Recreation and Park District’s consent to receive the grant deed conveying this property; and

WHEREAS, a good and sufficient Grant Deed is being submitted to the Rancho Simi Recreation and Park District by Tepeco, Ltd., a California Limited Partnership, conveying to the District a 7.17 acre parcel of property as Assessor Parcel Number 626-0-051-095 which is commonly referred to as 4201 Guardian Street, Simi Valley, California and which is more fully described in the attached Grant Deed; and

WHEREAS, said Grant Deed is being presented and the property is being conveyed to the District pursuant to the negotiated and approved contract,

NOW, THEREFORE, BE IT RESOLVED that said Grant Deed is hereby accepted, and that said Grant Deed be recorded in the Official Records of Ventura County, California and that the Board Chair is authorized to sign the attached Acceptance of Grant Deed.
The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a special meeting held on July 13, 2015, at 1692 Sycamore Drive, Simi Valley, California on a motion by Director

Ayes:

Noes:

Absent:

Abstain:

Chair of the Board of Directors
Rancho Simi Recreation and Park District
ACCEPTANCE OF GRANT DEED  
APN 626-0-051-095  
Government Code Section 27281

This is to certify that the interest in real property conveyed by the Grant Deed dated ______________________ from Tepco Ltd. Limited Partnership to the Rancho Simi Recreation and Park District is hereby accepted by order of the Rancho Simi Recreation and Park District on July 13, 2015, and the Grantee consents to the recordation thereof by its duly authorized officer.

RANCHO SIMI RECREATION AND PARK DISTRICT

By ____________________________________________

ELAINE FREEMAN  
Chair, Board of Directors

Date: July 13, 2015
Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is $9,460.00
(X) computed on full value of property conveyed, or
( ) computed on full value less of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tepco Ltd. Limited Partnership, a California limited partnership

hereby GRANT(S) to

Rancho Simi Recreation and Park District

that property in Unincorporated area of Ventura County, State of California, described as follows:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: ________________________________
Tepco Ltd. Limited Partnership, a California Limited Partnership

By: __________________________
   Alison McGill, General Partner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of __________________________
County of __________________________

On __________________________ before me, __________________________, a Notary Public, personally appeared __________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: __________________________

Name: __________________________
   (Typed or Printed)

   (Seal)
Exhibit "A"

Parcel 3, in the City of Simi Valley, County of Ventura, State of California, as shown on a Parcel Map filed in Book 53 Page 87 of Parcel Maps, in the office of the County Recorder of said County.

EXCEPT from that portion of said land lying within the land described in Deed recorded March 28, 1933, in Book 394 Page 284, Official Records, all oil, gas, solid minerals and other minerals in or to be produced from said land, or any part thereof, together with the right of ingress and egress or other rights necessary in the development thereof, as reserved by Citizens National Trust & Savings Bank, a Corporation, in said Deed.

By a Quitclaim Deed dated July 6, 1988, executed by Wells Fargo Bank recorded July 11, 1988 as Document No. 88-096561 of Official Records, all rights of surface entry above a depth of 500 feet below the surface of said land have been relinquished.
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