Rancho Simi Recreation and Park District
Board of Directors Meeting
M I N U T E S

Wednesday, August 21, 2024, 6:30pm

Rancho Simi Recreation and Park District • Activity Room 3
4201 Guardian Street, Simi Valley, CA 93063 • (805) 584-4400

A video recording of tonight's meeting is available on
the District Website at www.RSRPD.org.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE- Chair Freeman called the Meeting to Order at 6:30pm. The Pledge of Allegiance was led by Zach Miller.

2. ROLL CALL – Directors Dennert, O'Brien, Vice Chair Abele, and Chair Freeman were in attendance. Director Gray attended the meeting via Zoom due to a contagious illness. Staff in attendance included: Nikki Collier, Douglas Duran, Zen Flores, Richard Lemmo, Jeannie Liss, Zach Miller, Wayne Nakaoka, Dan Paranick, Theresa Pennington, Jonathan Schwartz, Alex Stumfall, Gina Viecco, and District Counsel Ryan Guiboa. Guests attended tonight's meeting in-person and via Zoom. Those who made public comments are listed under the appropriate Item below.

3. AGENDA REVIEW – The Board agreed to hear Item 7.b, presentation of the certificate to the Kiwanis Club, at this time.

4. PUBLIC STATEMENTS (ITEMS NOT ON THE AGENDA)

   Drew Perlmutter is a local nature photographer. He is creating a book with photos of the local wildlife in Simi Valley using the District Trail Guide. He would like to possibly partner with the District.

   Michael Shaw attended the City Council meeting on Monday, and they directed him to the Park District. He is concerned with an oil flow in Chivo Canyon, leaving it to run down the canyon is not environmentally sound. The old wells were plugged in Las Llajas Canyon but not in Chivo Canyon.

5. APPROVAL OF MINUTES

   a. Rancho Simi Recreation and Park District Board of Directors Meeting – August 7, 2024 - Chair Freeman requested it be noted in the Minutes that Vice Chair Abele requested his name not be included on the letter to Oak Park School District. Motion: Director Dennert moved to approve the Minutes as amended. Director O'Brien seconded. The motion carried with the following Roll Call Vote:

      Ayes: Abele, Dennert, Freeman, O'Brien
      Noes:
      Absent:
      Abstain: Gray

6. CONSENT AGENDA (Matters 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 7/15/24 and 7/31/24 Accounts Payable Check Registers & 7/26/24 Payroll Check Register – Staff responded to questions from the Board. Motion: Director O'Brien moved to approve the Consent Agenda. Director Gray seconded. The motion carried with the following Roll Call Vote:

      Ayes: Abele, Dennert, Freeman, Gray, O'Brien
      Noes:
      Absent:
      Abstain:

7. PRESENTATIONS, SCHEDULED ITEMS AND PUBLIC HEARINGS

   a. Presentation of the Full-Time Employee of the Month for July 2024 to Santiago Jimenez, Interim Crew Leader – Staff Report was provided by Theresa Pennington, Director of Administration. Santiago has been with the District for 8 years; this is his 2nd award. He was unable to attend tonight's meeting but extended his thanks to the Board. The entire Board thanked Santiago for his work, they would not be surprised to see the 'Interim" is his title disappear soon. His crew recently painted the Santa Susana railroad station, and they were very happy with the work.

   b. Presentation of Certificate of Appreciation to the Kiwanis Club of Simi Valley for Hosting and Organizing the 4th of July Star Spangled Rock 'N Country Jam & Fireworks Extravaganza – Verbal Report was provided by Community Outreach Officer, Richard Lemmo. Randy Sundeen, Donna Smith, and Stephanie Jennings were in attendance to accept the Certificate. The board thanked them for their hard work in hosting the event for 2024.

8. CONTINUED BUSINESS – NONE

9. NEW BUSINESS

   a. Approval of Agreement between Rancho Simi Recreation and Park District (RSRPD) and Optimized Investment Partners (OIP) For Financial Advisory Services and Consideration of Resolution No. 2083 Modifying Policy Manual Chapter 5, Section 200 Regarding Investment of District Funds – Staff Report was provided by Dan Paranick, District Manager. Staff have been exploring options to contract with an investment advisory firm to assist with diversification of assets in an effort to enhance and stabilize interest earnings. David Bilby and Robert Michalik of Optimized Investment Partners will provide a PowerPoint presentation outlining the investment strategies for the District.

      Abele questioned why the District would not use a more aggressive investment strategy.

      Dennert asked how this was brought to Paranick's attention. Paranick replied, Pennington vetted the organization and brought the information to him.

O'Brien inquired about the laddering strategy, how is this accomplished when rates are going down. Bilby replied that typically the trend is upward but with a flat yield it allows for better opportunities.

Gray asked about Paranick's reasoning for less risky investments. Paranick replied that he has seen a loss in his career. If money is for a project and the principal is lost, the project is lost as well.

Eric Lundstrom asked if the $34 million is earmarked for Capital Projects with a 5-year phase out and if the public will be able to view the District's investments. Paranick replied, correct with $7 million earmarked as cash flow. The public will have access to view the District's investments.

Abele thanked Pennington for bringing this item to the Board. He would like OIP to return after the new Board is seated in December, perhaps in six months. Dennert added he is open to them attending on Zoom and save the drive from San Diego. Paranick indicated that staff will review with the Board again in six months.

Motion: Director Dennert moved to approve items 1 and 2 as presented in the staff's report. Director O'Brien seconded. The motion carried with the following Roll Call Vote:

Ayes: Abele, Dennert, Freeman, Gray, O'Brien
Noes:
Absent:
Abstain:

Chair Freeman called a Recess at 7:51pm. Chair Freeman called the meeting back to order at 7:58pm.

b. Approval of an Agreement for Consulting Services between the Rancho Simi Recreation and Park District (RSRPD) and GGA Partners for the Simi Hills Golf Course (SHGC) Market Analysis, Fee and Rate Structure Analysis, and Recommendations Report – Staff report was provided by Dan Paranick, District Manager. Staff and 2 Board Members reviewed proposals from 3 recognized golf industry consulting firms and selected GGA Partners.

O'Brien noted there was a cost variance on the 3 proposals with GGA being the highest. Paranick replied for construction projects generally the lowest bid is preferred but with professional services the quality and fit of the consultant is also considered. Abele added there was a real quality difference between the proposals and GGA was the group that could provide the information the District is looking for.

Freeman felt the meeting with the consultants was eye-opening, one group in their cover letter stated SHGC is performing at the top of the range. She is not in favor of spending money to find out what is already known. GGA are number crunchers and appear to be the best able to provide the data the District is looking for. However, Freeman feels Golf Course Manager, David Melody, could provide the information if he is given time to provide his analysis. She feels the money spent on the golf consultant could be better spent in other areas, such as lighting. Abele agrees that Freeman makes a good point, even though he initially pushed for the consultant. With Melody as the Golf Course Manger now, he is questioning if the

consultant is even still needed. Miller stated that Melody felt it would be helpful to have the information from the consultant.

Gray stated, at a minimum he has no problem dropping the survey aspect of the consulting services. He is not set on dynamic pricing for golf and is open to hearing from Melody. O'Brien added, she is currently on the fence. If some of the consultants felt the SHGC is doing great, then there may be no need to pay for the consultation.

Paranick added having the work done by a consultant does free up staff to perform their day-to-day duties. Staff do not necessarily have all the needed hours to complete the work for an analysis.

Motion: Director O'Brien moved to postpone this item until Golf Course Manager, David Melody, is available to attend a future meeting. Director Gray seconded. The motion carried with the following Roll Call Vote:

Ayes: Abele, Dennert, Freeman, Gray, O'Brien
Noes:
Absent:
Abstain:

c. Review and Approval of Proposed Activity Center Phase 3 Conceptual Design Revisions – Staff Report was provided by Wayne Nakaoka, Director of Planning and Maintenance. During previous meetings the Board agreed to have staff proceed with Alternate No. 2 and No. 4 for plans for the Activity Center. Staff provided information regarding necessary revisions to Alternates No. 2R and No. 4R as independent projects.

Abele stated at Oak Park Community Center (OPCC) and Rancho Santa Susana Community Center (RSSCC) they receive requests for a gym/fitness room several times a month. District Maintenance workers are also excited to have weights at the Activity Center. Abele prefers Alternate No. 4R with a gym/fitness room.

Dennert would like to keep the play area as designed. A gym would serve the staff, but he has reservations about charging the public. At over $100,000 for equipment, a gym does not appear to be a revenue maker. Possibly with some redesign at RSSCC a gym could be added there in the future. He suggested one of the dance rooms could be used as a Sensory/Multi-purpose room. For E-sports and virtual games they need big screens, comfortable chairs, and a welcoming space.

Gray supports 4R and using Activity Room 4 as a multi-purpose room which includes fitness, spending $100,000 for gym equipment doesn't make sense. There are many gyms throughout Simi Valley and the District cannot offer better. He suggests keeping the play area as designed, it is special and will be a draw to the Activity Center.

O'Brien feels 2R would be more flexible, but she would be okay with 4R. There are many paths to fitness, and she does not feel there is enough room for gym equipment in Activity Room 4.

Motion: Vice Chair Abele moved to select Alternative No. 4R with Activity Room No. 4 to be

used as a Gym/Fitness room and the play structure as designed. Director Dennert seconded. The motion did not carry with the following Roll Call Vote:

Ayes: Abele, Dennert
Noes: Freeman, Gray, O'Brien
Absent:
Abstain:

Motion: Director Gray moved to select Alternative No. 4R with Activity Room No. 4 to be used as a Multi-purpose room and the play structure as designed. Director O'Brien seconded the motion. The motion carried with the following Roll Call Vote:

Ayes: Dennert, Freeman, Gray, O'Brien
Noes: Abele
Absent:
Abstain:

Chair Freeman called a Recess at 10:06pm. Chair Freeman called the meeting back to order at 10:11pm.

10. WRITTEN COMMUNICATIONS OF NOTE – Director Dennert received a public comment regarding the Duck pond. There has been more fishing wire left there recently, they requested maintenance check this more frequently.

11. REPORTS BY BOARD MEMBERS

Director Dennert thanked O'Brien for volunteering for the Reagan Student Leadership program with him. Dennert would like his fellow Board members to like and share the District's Social Media posts. He would like a discussion regarding a bike park as opposed to a BMX track to be placed on a future meeting agenda.

Vice Chair Abele stated he will have to leave early due to an urgent matter. The Board agreed to postpone Closed Session Item 13.c to a future meeting. Abele commended David Melody as a great selection for the Golf Course Manager. He met with the District auditors and discussed finances. He attended the Oak Park (OP) Outreach; it was a bit convoluted with the typical back and forth. There should be no other outreach meetings in OP after November. He feels the OP School District is not interested in a Joint Use Agreement with the District; they want to charge us but not reciprocate. He attended Music in Park; the band Queen Nation was great. He thanked Danielle June and the staff for their hard work with the concerts. He was able to chat with Zen Flores at the concert which was nice as she is always so busy while at work. He congratulated Gray on his re-election and welcomed new members Eric Lundstrom and Kimberly Cofield.

Director Gray also congratulated Lundstrom and Cofield. He wished Freeman and O'Brien well, adding it has been a pleasure to learn from them over the 4 years he has been on the Board. He was happy to see MRCA had a recent land acquisition. Sadly, he lost his Aunt Lynn tonight. She was the kindest person with an open heart, she loved cats, was a great baker, and had the largest amount of ice cream always in her freezer.

Director O'Brien was sorry to hear of Gray's loss. She suggested we may want to give thought to having lights and cameras at parks on the Arroyo bike path placed facing the Arroyo.

Chair Freeman attended a CSDA by-laws meeting. She extended her condolences to Gray on his loss.

12. REPORT BY DISTRICT MANAGER – Comments were provided by Dan Paranick. Staff reviewed the preliminary year-end financials, and they exceeded expectations. He welcomed the new Board Members Lundstrom and Cofield. The new members and Gray are unopposed in their Divisions, so they do not need to be on the election ballot. This will save the District money and staff will start the orientation of the new members sooner. He will be meeting with potential golf concessionaires with Miller and Melody. There are some deadlines to meet for the pool building grant. The auditors were here last week, Pennington and her staff were working with them. The safety plan for Frontier Park is moving forward and on schedule.

    Future Agenda Items: Vehicle purchase, BMX, District Manager evaluation, mental health initiative, turf removal and water conservation, Knolls play equipment, golf course consultant, and security cameras.

    Committee Activity: The Historical Society Committee meets the first Monday of the month.

13. CLOSED SESSION - Chair Freeman announced Closed Session at 10:41pm. Closed Session Item 13.c was removed from tonight's Agenda.

    a. Closed Session Pursuant to Government Code Section 54956.9 (d) (2)
    CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
    Claimant: N.T. c/o Alexander Morrison + Fehr, LLP
    Agency Claimed Against: Rancho Simi Recreation and Park District

    b. Closed Session Pursuant to Government Code Section 54956.9 (d) (2)
    CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
    Claimant: Teresa Lundgren
    Agency Claimed Against: Rancho Simi Recreation and Park District

    c. Closed Session Pursuant to Government Code Section 54957:
    PUBLIC EMPLOYEE PERFORMANCE EVALUATION
    Title: District Manager

    Chair Freeman called the meeting back to order at 11:03pm.

    Reportable action: The Board voted unanimously to reject the claim for Closed Session Item 13.a with Director Abele being absent for the vote. There was no other reportable action.

14. ADJOURNMENT – Chair Freeman adjourned the meeting at 11:04pm in honor of Director Gray's Aunt Lynn Johnson.

DAN PARANICK

Dan Paranick, District Manager/Clerk