



**MINUTES
BOARD OF DIRECTORS
ROSSMOOR COMMUNITY SERVICES DISTRICT**

REGULAR MEETING

RUSH PARK
3021 Blume Drive
Rossmoor, California

Tuesday, April 9, 2019

A. ORGANIZATION

1. CALL TO ORDER: 7:05 P.M.

- 2. ROLL CALL:** Directors DeMarco, Nitikman
President Casey
Directors Kahlert and Maynard had excused absences

- 3. PLEDGE OF ALLEGIANCE:** Los Alamitos Unified School District students Lena and Kylie
Nein

4. PRESENTATIONS:

a. President Ron Casey, Presentation of Proclamation of Commendation to Retiring Los Alamitos Unified School District Superintendent Dr. Sherry Kropp

RCSD Board President Ron Casey presented flowers and a proclamation of commendation to retiring Los Alamitos Unified School District Superintendent, Dr. Sherry Kropp. Dr. Kropp thanked the RCSD Board for the recognition and complimented the District for its professionalism and support of young people over the years, praised the LAUSD Board of Education and colleagues and introduced new LAUSD Superintendent, Dr. Andrew Pulver. She thanked the Board for their service. Photos were taken. The presentation was received and filed.

b. Orange County Traffic Engineering Department Representative, Wei Zhu Re: Rossmoor Traffic and Safety Update

Orange County Traffic Engineering Department Representative, Wei Zhu introduced herself to the RCSD Board and answered questions relative to community traffic, crosswalks, speed control and scheduling additional shared bike lane road markings to coordinate with upcoming road work and slurry sealing. The presentation was received and filed.

B. ADDITIONS TO AGENDA—None

C. PUBLIC FORUM:

Beverly Houghton, with the Rossmoor Homeowners Association, provided a brief overview of the upcoming Rossmoor Community Festival event on Sunday, May 5 from 11 a.m. until 4

p.m. at Rush Park in Rossmoor. She encouraged everyone to attend, enjoy the food and see new attractions like the petting zoo as well as the traditional car show and dog parade.

D. REPORTS TO THE BOARD:

1. REPORT OF THE TREE COMMITTEE RE: MEETING OF MARCH 26, 2019

The General Manager reported that the Tree Committee met on March 26, 2019. Discussion ensued regarding a Rossmoor resident appeal to the Committee to have the Sycamore tree planted in the parkway in front of his home removed due to his concern over the health and safety of the tree. The Committee denied the request for removal based on a factual assessment of the tree by District Arborist Mary Kingman and by evaluation of the tree by consulting arborist Chris Meador who was hired by the resident. The Committee requested that a safety trim be performed on the tree by District contractors. Mary Kingman confirmed that the safety trim would be scheduled in April 2019.

On advice from District Legal Counsel, it was determined that the District would explore the option of an M.O.U. agreement with the County of Orange that would enable enforcement of the RCSD Tree Protection Ordinance. The Committee, Manager and District Counsel would also explore the option of an Administrative Remedies Ordinance that would be enforced by the District and would also include a cost recovery option for damaged or destroyed District trees. The Committee also requested that a mailer be sent to all current Rossmoor residents that details current Tree Protection Policy information.

The Committee and staff discussed vacant parkways and whether to enforce the RCSD Policy 3080. The Tree Committee decided the amount of vacant sites did not warrant action at this time and that the current focus should be on caring for existing trees and on planting trees in parkways that are suitable for a tree and for residents who are in compliance. The report was received and filed.

2. REPORT OF THE GENERAL MANAGER RE: DISTRICT FACILITY SAFETY AND USAGE AUDIT

The General Manager reported that he had meetings with staff to discuss safety standards, use of facilities, potential new use of facilities, development of daily inspection reports for parks, buildings and playgrounds, need for a deferred maintenance schedule, long and short term rentals, facility user insurance requirements, and other items associated with the District's facilities. These meetings resulted in a number of findings, which prompted a report to inform the Board of procedures and upgrades that are being implemented to District operations and management. A PowerPoint presentation was shown illustrating areas that had been improved and areas scheduled for future improvements. The General Manager stated that the review was not a one-time process. In addition to the daily/weekly/monthly inspections, the District will continue to conduct an annual comprehensive audit of safety and facility usage.

Rossmoor Homeowners Association President Ralph Vartabedian opined relative to the District's request that the RHA clear out files and miscellaneous supplies and equipment from the Rush Park auditorium auxiliary room. He requested that the RHA be allowed to retain the

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room and alleged that the RHA needed the room for meeting purposes. He appointed a Rossmoor historian to organize and archive the files and offered to lease the space if required.

The General Manager responded that he agreed that some of the files were important historical documents and he had previously made arrangements with Mr. Vartabedian to assist with archiving those files identified as having historical value. The General Manager stated that most of the files needed to be purged, consolidated and digitized to reduce clutter. He added that the equipment could be relocated to free up space for community use.

Director Nitikman stated that he sympathized with the RHA, but understood the need for the facility audit. He wondered if a leasing arrangement could be explored with the RHA for another smaller storage area. Director DeMarco opined that the RHA space was underutilized and cluttered. He encouraged the General Manager to proceed with his goal to bring the District facilities into a state of highest and best use for all. The report was received and filed.

E. CONSENT CALENDAR:

1a. MINUTES OF THE REGULAR BOARD MEETING—March 12, 2019

2. REVENUE AND EXPENDITURE REPORT—February 2019

Motion by Director Nitikman, seconded by Director DeMarco, to approve the Consent Calendar as submitted. Motion passed 3-0.

F. PUBLIC HEARING—None

G. RESOLUTIONS:

1. RESOLUTION NO. 19-04-09-01 RESOLUTION OF THE ROSSMOOR COMMUNITY SERVICES DISTRICT AUTHORIZING THE DISTRICT, BY AND THROUGH THE DISTRICT GENERAL MANAGER, TO ACCESS STATE AND LOCAL SUMMARY CRIMINAL HISTORY INFORMATION FOR EMPLOYMENT, LICENSING OR CERTIFICATION PURPOSES

Approve by roll call vote, Resolution No. 19-04-09-01 by reading the title only and waiving further reading as follows:

RESOLUTION NO. 19-04-09-01 A RESOLUTION OF THE ROSSMOOR COMMUNITY SERVICES DISTRICT AUTHORIZING THE DISTRICT, BY AND THROUGH THE DISTRICT GENERAL MANAGER, TO ACCESS STATE AND LOCAL SUMMARY CRIMINAL HISTORY INFORMATION FOR EMPLOYMENT, LICENSING OR CERTIFICATION PURPOSES

Motion by Director DeMarco, seconded by Director Mark Nitikman to approve Resolution No. 19-04-09-01. The resolution was unanimously approved by roll call vote, 3-0.

ORDINANCES—None

H. REGULAR CALENDAR:

1. DISCUSSION AND POSSIBLE ACTION RE: APPROVAL OF CULINARY PROGRAM AGREEMENT WITH CHEF STEVE GOSTIN, FOUNDER/CHIEF OPERATING OFFICER, CULINARY NETWORKING GROUP LLC, DBA OC CHEF CONCIERGE, INC. FOR A CULINARY PROGRAM AT RUSH PARK KITCHEN

Discussion and possible action regarding staff recommendation to approve the proposed agreement with Chef Steve Gostin, Managing Partner, OC Chef Concierge, Inc. for a Rossmoor culinary program at the Rush Park Kitchen. The General Manager reported that at its March 12, 2019 board meeting the RCSD Board voted to table this item until its April 9, 2019 regular meeting.

The General Manager stated that as part of the District's overall goal towards more comprehensive usage of its real property assets, staff contacted several qualified culinary candidates to see if they would be interested in assisting the District in developing a culinary program at Rush Park. Although some of the vendors seemed uninterested in the District's partnership proposal, Chef Steve Gostin, former Director of Culinary at The Art Institute of California in Orange County and owner of OC Chef Concierge responded indicating his interest and motivation to work with the District. Chef Gostin stated that he could help the RCSD create a specialized program specific to our residents' needs and desires. He also seemed to understand the District's vision to provide entry level introduction to culinary arts classes at affordable rates and offered a wealth of ideas and experience.

Chef Steve Gostin introduced himself to the Board and presented an overview of his program proposal and professional experience.

Discussion ensued. Motion by Director Demarco, seconded by Director Nitikman, to approve the professional services agreement with OC Chef Concierge, Inc. for a Rossmoor Culinary Program at the Rush Park Kitchen. Motion passed 3-0.

2. DISCUSSION WITH GENERAL MANAGER RE: SCHEDULING OF RUSH PARK PARKING LOT TREE REPLACEMENTS ON BLUME DRIVE

The General Manager reported that since the Board of Directors had previously determined that the reconfiguration of the Rush Park parking lot planter was not possible, he recommended that the Board approve the replacement tree species for two large Indian Laurel Fig trees that were removed from the Rush Park parking lot planter. The Tree Committee met on January 3, 2019 and agreed with the District Arborist's recommendation that the replacement tree species should be the Marina Strawberry Tree in a 36' box size, to be planted at the end of April 2019.

Discussion ensued. Motion by Director Nitikman, seconded by Director DeMarco, to approve planting two Marina Strawberry Trees at the end of April 2019, to replace the two Indian Laurel Fig Trees removed from Rush Park parking lot planter location. Motion passed 3-0.

I. GENERAL MANAGER ITEMS:

General Manager Joe Mendoza reported that the District has sent out the Rossmoor Facilities and Programs Survey and staff would be collecting additional responses from the RCSD booth at the Rossmoor Community Festival on May 5, 2019 and would present the results at the May 14, 2019 board meeting. The General Manager stated that he would be meeting with a number of local

religious leaders interested in organizing and conducting a National Prayer Day event on May 2, 2019 at Rush Park and renting space for the event. He reported that new LED lighting has been successfully installed in all District facilities. The lighting at the Rossmoor Tennis Courts was reported as too dim so staff is researching solutions with the contractor. New flooring is soon to be installed at Montecito Center. He stated that the Traffic and Safety Ad Hoc Committee, comprised of two RCSD Board members, two LAUSD representatives, two RHA representatives and two representatives from the community, met on April 4, 2019. Two topics were discussed: street sweeping and the traffic and overflow parking issue along Montecito Road. Regarding street sweeping, staff is researching alternate days, alternate sides of the streets and obtaining a route from R.F. Dickson. Ultimately the proposed plan for street sweeping would be brought before the RCSD Board and the County Board of Supervisors for concurrence; stakeholder meetings would be held throughout the process. The General Manager stated that he would be meeting with the Seal Beach City Manager and Assemblyman Tyler Diep to discuss feasible solutions for the parking overflow issues along Montecito Road. The next meeting of the Ad Hoc Committee was scheduled for May 9, 2019. The report was received and filed.

J. BOARD MEMBER ITEMS:

Director DeMarco reported that he had attended the Ad Hoc Traffic and Safety Committee meeting on April 4, 2019. A lot of promising ideas had been generated and would need to be brought to the County Supervisor for consideration. The overflow parking issue was discussed; however, available options for remediating the situation are limited due to jurisdiction and lack of space. Director DeMarco requested that the General Manager verify that the LED streetlight located on Shakespeare Road. was the correct color temperature and wattage, since it appeared to be slightly off color. The General Manager agreed. Director DeMarco praised the General Manager for a great facility usage and safety audit report and encouraged him to proceed with his plans and keep up the good work. Finally, he congratulated Dr. Sherry Kropp on her retirement, stating that she had done great work over the years for an exceptional school district and wished her luck.

Director Nitikman wished incoming Los Alamitos Unified School District Superintendent, Dr. Andrew Pulver luck in his new role. He asked if there were any new developments on the street sweeping issue. The General Manager responded that the street sweeping discussion had been part of the last Ad Hoc Committee Meeting on April 4, 2019. He met with R.F. Dickson regarding alternative sweeping schedules and methods which would require a change in the County ordinance. Signage requirements were currently being researched. Director Nitikman encouraged the General Manager to reach out to the Shops at Rossmoor property owners to see if they would provide leasing opportunities for overflow parking remediation. He concluded by encouraging everyone to attend the Rossmoor Community Festival on Sunday, May 5, 2019 at Rush Park.

President Casey concurred with Director DeMarco's summary of the Traffic and Safety Ad Hoc Committee meeting. He opined that the issues were complex and more would be known after the District meets with the County, City of Seal Beach and Assemblyman Diep. President Casey stated that he was pleased that there had been over 250 responses to the Rossmoor Survey and he looked forward to even more following the Rossmoor Community Festival. He extended best wishes to outgoing Superintendent Dr. Sherry Kropp. He remarked that she had been an extraordinary leader and incoming Superintendent, Dr. Andrew Pulver seemed to have the background and skillset to

hit the ground running. President Casey stated that he agreed the culinary program was a good idea for the District and community. The kitchen was fully equipped and would only require minimal improvements to be utilized for cooking classes. President Casey stated that the General Manager's facility safety and usage report was exceptional. He was confident that the District facilities would be run more efficiently as a result and a satisfactory solution would be found for the Rossmoor Homeowners Association. He thanked Wei Zhu for her traffic and road work update and information on the process for adding shared bike lane markers throughout Rossmoor.

K. GENERAL COUNSEL ITEMS: None

L. CLOSED SESSION: None

M. ADJOURNMENT:

Motion by Director DeMarco, seconded by Director Nitikman, to adjourn the regular meeting at 9:10 p.m. Motion passed 3-0.

SUBMITTED BY:

Joe Mendoza
General Manager