

## **Regular Meeting Minutes December 3, 2018**

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, December 3, 2018 at 11:30 a.m. on the CSUCI campus. The meeting location was in the Handel Evans Conference Room in the John Spoor Broome Library, Camarillo St., Camarillo, CA 93012.

Site Authority Chairperson R.J. Considine called the meeting to order at 11:38 a.m. The secretary called roll and a quorum of members was present.

Members present: Chairperson R.J. Considine; Trustee Silas Abrego; President Erika Beck; Assistant Vice Chancellor Robert Eaton; Supervisor Linda Parks; City Councilman Ken Simons; Supervisor Kelly Long. Alternates present: Vice President Ysabel Trinidad.

Others present: University Counsel Marc Mootchnik; Diane Mandrafina, Stephanie Bracamontes, James Walsh, Lori Lang, Nathan Bowden, Tom Hunt, Chief Michael Morris CSUCI; Jake Friesen from Kennedy Wilson; Bill Robe, Chair of the University Glen Community Advisory Group.

### **Opening Statements**

Site Authority Chairperson R.J. Considine called for public comments (Pursuant to Government Code Section 11125.7).

Community member, Mr. Tom Bokhart made comments regarding the recent Hill fire evacuation and the financing of the new development as it pertains to improvements and infrastructure. He asked that negotiations insure that a fair burden of the costs for improvements and infrastructure be placed on the developer of the Phase II project. Mr. Bokhart stated that the fire evacuation on campus went well, however, off-campus congestion on Lewis Rd. has generated community concerns. Chairperson Considine shared similar concerns and referred additional comment regarding the evacuation procedures to Chief Morris.

Chief Morris noted that the University utilizes an opt-in "CSUCI Alert" mass communication system for campus employees and students. University Glen residents can opt-in to the same system for up-to-date information. During the recent evacuations, officers went up and down the streets with a public announcement system and door-to-door alerting residents to leave the area. Currently, discussions are underway with Site Authority and Kennedy Wilson to identify additional ways to improve messaging to the community during emergency events.. He further added that the congestion on Lewis Rd. was exacerbated by the closer of other major arteries nearby.. The Board suggested the implementation of a public safety escort

program during mandatory evacuation events to assist individuals with critical needs on and off campus.. Chief added that after the evacuation order was lifted, officers performed almost 300 documented individual escorts. As a final note, Chief Morris stated that his department is committed to continuous improvement and high-quality service to the community.

There were no further comments, Mr. Considine closed the comment period.

Next, Mr. Considine called for Board Member comments. Hearing none, he closed the comment period.

Chairperson Considine called for a motion to approve the Consent Agenda. The motion to approve the Consent Agenda was made by Trustee Silas Abrego, seconded by Kelly Long, and approved unanimously.

### **Consent Agenda**

Chairperson R.J. Considine called for Board comments on the consent agenda comprised of the following items:

- ACTION: Approval of Minutes of October 1, 2018 Regular Meeting
- ACTION: Approval of 2019 Site Authority Board Calendar
- ACTION: Approval September 2018 Financial Report
- INFORMATION: CI Power/Southern California Edison Update (Walsh)
- INFORMATION: Update on 32 Acre Development Project (Walsh)
- INFORMATION: Site Authority Operations Report
  - a. East Campus Community Improvements / Landscaping (Walsh)

### **Information and Action Items**

- INFORMATION: Campus Update (President Beck)
- INFORMATION: Hill Fire UGLEN update (Morris)
- INFORMATION: University Glen Advisory Group Update (Robe)
- ADJOURN

There were no Board comments on the Action items of the Consent Agenda, Chairperson Considine requested an update on the CI Power/Southern California Edison. In response, Mr. James Walsh stated that nominal change occurred as it pertains to CI Power/Southern California Edison. As reported, the Public Utilities Commission approved the contract until year 2020.

Chairperson Considine moved to the next item, as there were no further questions or comments, 32-Acre Development Project. Mr. Walsh reported that negotiations were still underway with Kennedy Wilson with weekly meetings ongoing.

Chairperson Considine moved to the next item, as there were no further comments or questions, East Campus Community Improvements / Landscaping. Mr. Walsh relayed that improvements are continuing with new planting, ground cover, and tree trimming underway. Additionally, the site walls are being painted in front of the single-family homes giving the East Campus community a fresh look.

There were no Board comments on the Consent Agenda, Mr. Considine closed the comment period.

Chairperson Considine moved to the Information and Action Items, Campus Update. President Beck began by stating that the past two weeks have been difficult for the entire community with the fires and the recent shooting in Thousand Oaks. The community and the students as a whole are struggling. She expressed her appreciation for the support of the CSU system in rallying around the students. Fellow CSUs came to CSUCI shortly after the incidents to help provide a team of support for those in need of outreach services. President Beck also wanted to acknowledge the Facilities staff, Maintenance staff and Emergency Operation Center for their hard work, working 24 hours around the clock to protect the campus and prepare to re-welcome the students and University Glen community. "Doc" the institution therapy dog provided well-received support to the campus community. The President explained that with the perpetual emergencies transpiring and the student's emotional reserves exhausted, classes were suspended until after Thanksgiving to allow the students to decompress, return and finish strong. Assistant Vice Chancellor Robert Eaton built on President Beck's comments and expressed gratitude on behalf of the Chancellor's Office for CSU Channel Islands' incredible response during the crisis and dedication to the wellbeing of the students, faculty, staff, and residents. He commended Dr. Beck for her sensitivity and outstanding leadership.

Chairperson Considine moved to the next item, Hill Fire UGLEN update. Chief Morris had no additional remarks to his previous statements, yielding his time.

Chairperson Considine moved to the next item, University Glen Advisory Group Update. Mr. Bill Robe reported that Chief Morris spoke at the last HAC meeting to discuss concerns regarding the Hill fire. An issue was raised regarding whether the University Glen community possess adequate insurance for fire events..Arrangements have been made for the University's Risk Manager to attend the next HAC meeting to discuss the fire insurance policy currently in place for University Glen, including time for questions and answers..

Mr. Robe reported that E&S Ring has completed all scheduled renovations and they are planning a holiday party for the residents. He noted a University Glen reserve study is forthcoming. It will be broken into the three parts: master common areas, attached homes, and detached homes. The reserve study will help homeowners with a better understanding of how their CAM fees are allocated, and assist the Site Authority's budgeting efforts. The result of the study may have an impact on the homeowners' common area maintenance fees. Mr. Robe reported, as it currently stands, a position was taken that the site walls in front of the detached homes would become a reserve component of the detached homeowners and otherwise be maintained by the Site Authority in order to create uniformity and maintain the overall appearance of the community.

On landscaping, Mr. Robe reported the new plant pallets for Phase II development will be demonstrated at three different locations. The residents will be able to look at the pallets and comment on their appearance. City Councilman Ken Simons added that the previously mentioned reserve study did not provide a legal obligation for the University to follow through on it but rather a guideline of communication so that everyone understands what the realistic costs are in advance.

**Adjournment:** There being no further business, the regular meeting of the Site Authority Board adjourned at 12:18 p.m.

APPROVED BY:  
California State University Channel Islands Site Authority

  
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Secretary to the Site Authority

Dated: 2/25/2019