

## **MINUTES OF A PUBLIC MEETING OF THE LADERA RANCH CIVIC COUNCIL (LRCC)**

**November 20, 2017**

*[Amended by Councilmember Ellzey January 22, 2018]*

A regular meeting of the Ladera Ranch Civic Council was held November 20, 2017 at the Rancho Santa Margarita Water District Building on 26111 Antonio Parkway. The meeting convened at 7:01 PM with the following members present.

### **ROLL CALL:**

Council Members Present: Chair, Stephanie Ramsey  
Vice-Chair, Gary Kephart  
Secretary, Margaret Novak  
Councilmember, Joe Brenneman  
Councilmember, Michael Ellzey  
Councilmember, Jett McCormick

Council Members Absent: Treasurer, Amir Arbabi

Council Administrator: Carlo Tomaino

### **PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chair, Stephanie Ramsey.

### **PUBLIC COMMENTS:**

There were two members of the public present: Dan McCray and Scott Weisberger.

Mr. McCray indicated that he was present to hear about updates related to the Rancho Mission Viejo (RMV) development, specifically related to transportation (e.g. planned connections between the local roadway system and any proposed extensions to the SR-241 toll road). He also requested to be added to the LRCC email list.

Mr. Weisberger inquired about newly installed fences that are blocking access to the Arroyo that generally runs between the City of Mission Viejo and new RMV development (located behind the Terramor community in Ladera Ranch). The LRCC had not been made aware of these fences, but planned to investigate further.

## **PRESENTATION(S):**

### **1. REPORT FROM THE ORANGE COUNTY SHERIFF'S DEPARTMENT:**

An Orange County Sheriff's Department representative was not in attendance to provide an update on law enforcement matters within Ladera Ranch.

### **2. REPORT FROM THE RANCHO MISSION VIEJO COMPANY:**

Mr. Charlie Weir from Rancho Mission Viejo (RMV) was in attendance and provided several updates regarding development of The Ranch. The Village of Esencia (first phase) has been open for the last two years and is approximately 90% sold out. The second phase of Esencia opened one year ago and is approximately 42% sold out. The third (final phase) of Esencia just opened and about 1,500 people attended the grand opening. Three additional neighborhoods opened in November and sales are still going well, with between 18 to 20 homes selling each week.

The Hilltop Club (highest point in Esencia), opened in May and includes several local amenities (e.g. arcade, pool, bar, etc.). A 20-acre lighted sports park is planned along with the opening of a pool, park, and botchy ball courts in approximately two years. A 45-acre commercial/retail center is still in the planning phase, which is similar in size to Mercantile East and West of Ladera Ranch (if both centers were combined). Esencia school is expected to open in August 2018, but the grade levels have not yet been determined.

December 2, 2017 from 11AM to 4PM is the grand opening of Sendero Marketplace ([www.senderomarketplace.com](http://www.senderomarketplace.com)), which includes a Gelsons, Starbucks, In-N-Out, and other small retail/commercial businesses. Despite a few obstacles, a dog park was opened in mid-November and RMV residents very much enjoying that facility.

Los Patrones Parkway has been under construction for 18 months. The first phase, which connects to Chiquita Canyon Drive, is expected to open late spring/early next summer. The second phase, which connects to Ortega Highway, will be completed within a little less than one year afterward.

Overall, four more villages within The Ranch are planned to be developed over the next 20 years. Construction of the next village is not likely to start for another three to four years, assuming there are no drastic changes in the current market.

## CONSENT CALENDAR:

### 3. OCTOBER 16, 2017 MINUTES FROM LADERA RANCH CIVIC COUNCIL PUBLIC MEETING:

Resolution: Approve consent calendar, including minutes from LRCC's Public Meeting held on October 16, 2017.  
Motion: Councilmember McCormick  
Second: Councilmember Kephart  
Vote: Passed unanimously

## DISCUSSION/ACTION ITEMS:

### 4. 2018 CIVIC COUNCIL BUDGET:

LRCC discussed the proposed 2018 budget of \$3,318 and current LRCC account balance, which includes funds sufficient to cover proposed expenses in 2018.

Resolution: Approve the 2018 LRCC budget as proposed.  
Motion: Councilmember Novak  
Second: Councilmember Brenneman  
Vote: Passed as presented, unanimously

### 5. MONTHLY TREASURER'S REPORT:

LRCC discussed the proposed format of the **monthly** Treasurer's Report. While the Treasurer was not in attendance of the meeting, LRCC did not have any proposed exceptions or deviations to the report.

Resolution: Approve the proposed format of the **monthly** Treasurer's Report.  
Motion: Councilmember Ellzey **[did not request report monthly]**  
Second: Councilmember McCormick  
Vote: Passed unanimously

### 6. PROPOSED AMENDMENTS TO CIVIC COUNCIL BYLAWS:

LRCC discussed amendments proposed to the LRCC Bylaws. An initial draft of the proposed revisions was presented during the LRCC Working Group Meeting on November 6, 2017. Minor revisions were proposed during that meeting and subsequently incorporated into the revised draft of proposed amendments included for review in the packet for this November 20, 2017 LRCC Public Meeting.

As part of a motion to approve the amendments, the following small revisions were proposed by Councilmembers during the meeting and incorporated into the final adopted LRCC Bylaws.

**Additional Proposed Amendments to Bylaws:**

Councilmember Ellzey requested the following change to **Section 4.5 – Compensation:**

Change the first sentence of this paragraph to read, “Councilmembers shall serve without compensation; however, Councilmembers may be reimbursed for reasonable expenses incurred in conducting the business of the Council subject to approval by a majority of the Council.”

Councilmember Ellzey requested the following two changes to **Section 4.6 (d) – Elections, Qualifications of Council Candidates:**

Replace the text in sub-sections i and ii (in their entirety) to read as:

- i. “Every Council candidate and Councilmember shall be a current resident of Ladera Ranch and shall have been a resident of Ladera Ranch for at least six (6) months prior to any election.”
- ii. “If a Councilmember relocates from Ladera Ranch, the Council may by majority vote invite such Councilmember to serve in an *ex-officio* (non-voting) capacity until expiration of their elected term.” [spelling correction only]

Councilmember McCormick requested the number of meetings to be increased as noted below in **Section 4.8 (b) – Removal of a Councilmember and Resignations:**

“Whenever a Councilmember is absent in excess of *four (4)* meetings of the Council within one year, whether Public or Working Group...”

Councilmember McCormick requested the following change to **Section 8.1 – Resident Qualifications:**

Since the term “Member” has been replaced in its entirety throughout the Bylaws by the term “Resident,” add a clarifying qualifier that “Residents shall be considered a member as defined by corporate code.”

Resolution: Approve the Bylaw changes as proposed in the LRCC packet, subject to the additional amendments discussed by Councilmembers during the LRCC Public Meeting and as detailed above.

Motion: Councilmember Ellzey

Second: Councilmember Brenneman

Vote: Passes; 5 yes, 1 no (McCormick)

## 7. CIVIC COUNCIL COMMITTEE UPDATES

On behalf of Councilmember Arbabi (absent), Chair Ramsey provided an update on the Traffic & Safety Committee. An OC Public Works from the County of Orange will be attending the January LRCC Public Meeting to report on roadway improvements (e.g. slurry and striping) throughout Ladera Ranch.

Councilmember Kephart provided update on the Capo Unified School District (CUSD) Committee. His request for a meeting with CUSD representatives has been passed around, so no meeting has been scheduled yet.

Councilmember Ellzey provided update on the November 10, 2017 grand opening of Holy Trinity, the new Catholic Church located on Corporate Drive in Ladera Ranch.

There were no other LRCC Committee updates provided.

## **CIVIC COUNCIL ADMINISTRATOR REPORT**

Mr. Tormaino held a conference call with the office of 5<sup>th</sup> District Orange County Supervisor, Lisa Bartlett, regarding a countywide ordinance related to nuisance standards and involving the Orange County Sheriff's Department. A possible implementation strategy is currently being evaluated.

LRCC was unsuccessful in reserving the Santa Margarita Water District (SMWD) conference room for LRCC Public Meetings on the second Mondays of the month. As such, LRCC will need to revert to meetings on the third Monday of each month. In cases where a holiday conflict exists (i.e. January and February), Mr. Tomaino will explore alternative dates with SMWD– likely to be the fourth Monday of the month.

Chair Ramsey also will work with Ladera Ranch Community Services (LARCS) to confirm availability for the Avendale Clubhouse in preparation for LRCC Working Group Meetings throughout the year.

## **CIVIC COUNCIL COMMENTS:**

Chair Ramsey – Publicly recognized and thanked Scott Weisberger (website support) and Carlos Tomaino (council administration) for their continued volunteer efforts on behalf of LRCC and the Ladera Ranch community.

Vice Chair Kephart – No comments.

Treasurer Arbabi – Absent.

Secretary Novak – No comments.

Councilmember Brenneman – Suggested that LRCC solicit additional candidates to fill the 7<sup>th</sup> voting seat now open given Councilmember McCormick's transition off LRCC (resulting from his move from Ladera Ranch to Coto de Caza and LRCC's formal adoption of all proposed amendments to the Bylaws).

Councilmember Ellzey – Requested that the LRCC Public Meeting in January 2018 include an agenda item to ~~appoint~~ invite Jett McCormick to the LRCC as an Ex-Officio (Non-Voting) Member for the duration of his current term. Separately, Councilmember Ellzey inquired about the grand opening timeline for Pacific Grill and asked Councilmember Brenneman to inquire with the Ladera Rancho Chamber of Commerce.

Councilmember McCormick – Indicated that he has a number of other commitments and is unlikely to stay engaged with the LRCC in any capacity, but would officially confirm his position at a later date with Chair Ramsey.

## **ADJOURNMENT:**

The LRCC Regular Meeting was adjourned at 8:53 PM to the next Public Meeting – a date in January 2018 that is to be determined, but will be posted on LRCC's website at [www.lrcivicouncil.org](http://www.lrcivicouncil.org).