

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
Minutes of July 15, 2016**

MEMBERS PRESENT

Dianne Jacob – Chair
Dave Grosch – Vice-Chair
Don Mosier
Olga Diaz
Dave Roberts
Jeff Barnouw
Dustin Fuller

MEMBERS ABSENT

Mark Kersey
Sherri Lightner
Dave Zito

VISITORS/STAFF PRESENT

Wayne Brechtel
Kevin McKernan
Shawna Anderson
Brenda Miller
Jacqueline Bell
Maggie Brown
Deborah Mosley
Matthew Parr
Keith Corry
Trish Boaz
Rob Haskell
Bryan Thistle
Jim Madaffer
Jeremy McDonald

REPRESENTING

County of San Diego
City of Poway
City of Del Mar
City of Escondido
County of San Diego
Citizens Advisory Committee
22nd District Agricultural Association

REPRESENTING

City of San Diego
City of San Diego
City of Solana Beach

JPA Counsel
San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA
Volunteer Investment Advisor
Friends of the San Dieguito River Valley
County of San Diego, Parks Department
Supervisor Jacobs Staff
Supervisor Roberts Staff
San Dieguito River Valley Conservancy
Surf Cup Sports
Surf Cup Sports
Surf Cup Sports
Surf Cup Sports

Introduction and Announcements

Chair Jacob convened the meeting at 11:10 a.m. in the County Administration Building, 1600 Pacific Highway, Room 302/303, San Diego, CA 92101

Approval of Minutes of May 20, 2016

Boardmember Roberts made a motion to approve the minutes of May 20, 2016. Boardmember Barnouw seconded the motion.

Yes Votes: Jacob, Grosch, Roberts, Barnouw, Mosier
Absent: Diaz, Zito, Kersey, Lightner

Boardmember Diaz arrived to the meeting at 11:12 a.m.

Executive Director's Report

Executive Director McKernan reported that a great volunteer appreciation party was held on June 4th at Sikes Adobe Historic Farmstead with Supervisor Roberts and Boardmember Mosier issuing declarations and awards to the volunteers of the year. Thank you also to Boardmember Grosch and JPA Alternate Leonard from Poway for attending. Executive Director McKernan shared photos of the old water tank leaking, being removed and crushed and the new water tank installation. Executive Director McKernan thanked the Supervisors for funding this infrastructure and fire maintenance project at the headquarters building, as well as the Sikes Adobe roof work through a NRP grant. Executive Director McKernan just completed his first year with the River Park and reported that the fiscal year ended on June 30. The JPA finished under budget about 3%, with the largest savings in staff wages and benefits. Executive Director McKernan showed the annual report of time spent in each jurisdiction, making a note that the education program serves many communities. Executive Director McKernan provided an update on the Horsepark Trail segment. Jacqueline Winterer made a donation of \$5,000 and operations budget money was used in the amount of \$3600 to pay consulting firms for assessment and correction options for the blown out trail. The complete report is posted on the SDRP.org website on the documents page. The 22nd Ag District and Coastal Commission will be contacted within the next several weeks to discuss the options for repair. The repair cost estimates are from \$138,000 to \$354,000 for the bridge and bank stabilization.

Public Comment

Jim Maddafer, Surf Cup Sports stated that the City of San Diego lease to Surf Cup Sports for the polo fields property will be on the City of San Diego council agenda soon. Mr. Maddafer brought an information brochure for the board members and stated that Surf Cup had put together an RFP that included the community benefit and restoration of the Coast to Crest Trail. Surf Cup wants to partner with the JPA to build the trail, secure bird watching sites, and build an equestrian staging area. Surf Cup is available to meet with the JPA any time and wants to be new, good neighbors. Mr. Maddafer offered to write the checks and let the JPA build the trail, stating that the previous tenant had a code enforcement infraction regarding the trail and the infraction stays with the land.

ACTION AGENDA1. **Investment Report****Review recommended investment portfolio changes (motion to accept and file)**

Executive Director McKernan thanked Bill Carter for his pro bono work for many years and introduced Jacqueline Bell as the new pro bono investment manager. Ms. Bell referred to a slide of the income fund (supporting HMPs) showing how the account was diversified on 6/8/16 with a portfolio of \$678,000 versus how the account is diversified on 7/14/16 with a portfolio of \$723,000. The account has a return of 7% YTD for calendar year 2016. Ms. Bell also provided a slide of the growth fund (long term investment) showing the diversification with a total portfolio of \$218,000 on 6/8/16 with 24% in cash and 0% in foreign stocks and 0% in small stocks versus the diversification on 7/14/16 with 1% in cash, 24% in foreign stocks, 19% in small stocks with a 3% return YTD for calendar year 2016. Chair Jacobs asked that when the investment report is given the next time that a breakdown for each asset class and individual return be reported. Boardmember Mosier thanked Jacqueline for her contribution.

2. Coast Ranger Station Financing Plan and County of San Diego Neighborhood Reinvestment Program Grant Resolution

Authorize Executive Director to implement financing plan for Coast Ranger Station Construction adopt resolution in support of County NRP grant application

Executive Director McKernan reported that the Coast Ranger Station is 100% designed, all of the permits have been secured with the exception of the building permit. Boardmember Mosier stated that the subcommittee met and determined that securing a loan for the shortfall amount of \$200,000 and paying interest on a bridge type loan would not be wise. Boardmember Roberts recommended applying for the Neighborhood Reinvestment Program grant for \$200,000 to help fund the project. Boardmember Roberts added that the subcommittee recommendation includes that the San Dieguito River Valley Conservancy help with the funding and become engaged in the project, adding that this project is critical for the west end of the park. Trish Boaz spoke on behalf of the SDRVC saying that the Conservancy supports the construction of the Ranger Station. Boardmember Roberts asked that the SDRVC match the grant monies, dollar for dollar, with the extra funding going toward the Horsepark Trail Bridge costs. Ms. Boaz said she would ask the Conservancy board to support both projects; the Ranger Station and the Horsepark Trail Bridge.

Boardmember Mosier moved to adopt the Coast Ranger Financing plan and County of San Diego Neighborhood Reinvestment Program Grant application as listed in the staff report: \$257,400 from Former grant funds from the State Coastal Conservancy, \$200,000 from County of San Diego Neighborhood Reinvestment Program grant, up to \$125,000 from JPA unrestricted reserve and Capital project accounts, up to \$100,000 from JPA long-term investment account, if necessary. The motion was seconded by Boardmember Roberts,

Yes Votes: Jacob, Grosch, Roberts, Barnouw, Mosier, Diaz
Absent: Zito, Kersey, Lightner

Boardmember Barnouw made the motion that Trish Boaz ask the San Dieguito River Valley Conservancy to raise money to support the building of the Horsepark Trail Bridge and the new Ranger Station. Boardmember Diaz seconded the motion.

Yes Votes: Jacob, Grosch, Roberts, Barnouw, Mosier, Diaz
Absent: Zito, Kersey, Lightner

Boardmember Fuller stated that the Horsepark Trail issue will be on the August 9 22nd DAA Board meeting agenda. Executive Director McKernan offered to attend the meeting and Boardmember Fuller agreed.

3. Polo Lease JPA Comment Letter

Review and adopt JPA staff letter to City of San Diego regarding proposed lease provisions related to The Coast to Crest Trail

Principal Planner Shawna Anderson reported all of the progress that is being made in this area of the park and presented the issue of the City of San Diego's new lease with Surf Cup Sports. Ms. Anderson

suggested that a letter be sent amending the June 28, 2016 letter by adding that the JPA is encouraged by the offer that Surf Cup Sports has made to the JPA however, the JPA would like the language regarding the trail to be included in the lease. JPA staff recommends that the JPA board send a letter to the full council affirming the concern that the new lease does not include the trail. The matter was discussed regarding the code violation of the site development permit issued to the previous tenant. Ms. Anderson stated that the recommendation is for the lease to include the language regarding the trail. Counsel Brechtel offered to look at any and all pertinent documents and said the language at this time is ambiguous (the wording regarding the trail is in the RFP and not in the lease) and concerning. The language should be in both documents. JPA staff is ok with sending the letter, adding that Surf Cup Sports has committed to the trail project and subject to any further revisions by council.

Boardmember Roberts made the motion to approve the staff recommendation, amending the letter as staff discussed. Boardmember Mosier seconded the motion.

Yes votes: Jacob, Grosch, Roberts, Barnouw, Mosier, Diaz
Absent: Zito, Kersey, Lightner

INFORMATION

4. Project Status Updates

a. Horsepark Trail Repair - Executive Director McKernan moved this item to the Executive Director's Report on the agenda.

b. Pamo Valley Trail – Principal Planner Shawna Anderson reported that the JPA has been awarded the River Parkways grant for the construction of the Pamo Valley Trail in the amount of \$285,000. A hearing is scheduled for the site development permit, August 10th.

5. Coordination Reports (oral)

a. San Dieguito River Valley Conservancy- Trish Boaz reported that the Conservancy supports the ranger station and the Horsepark Trail project, the Solana Beach 30^h Anniversary was a great event, the Conservancy was awarded a \$25,000 "Open the Outdoors" grant from the San Diego Foundation for a Watershed Explorer Program coordinator, an award of a \$10,000 grant from SDG&E for the Watershed Explorer program, and they are excited to be part of the Watershed Explorer program with Volcan Mountain Preserve Foundation, San Diego Archeological Center and the San Dieguito River Park.

b. Friends of the San Dieguito River Valley – No report

c. Volcan Mountain Preserve Foundation – No report

d. San Dieguito Lagoon Committee – No report

6. Jurisdictional Status Reports

Boardmember Fuller reported that the restoration of the South Overflow Lot will begin in September to conclude by January or February. Boardmember Mosier reported that there have been two major bluff

collapses in the last two weeks, highlighting the fact of sea level rise, which will threaten the railway in the next few years. Boardmember Barnouw stated that the CAC appointed a subcommittee to look into a policy to honor volunteers in the park. Boardmember Roberts commended the 22nd DAA stating that the "California Grown" fair exhibit was wonderful. Boardmember Roberts stated that maybe next year the JPA could fund a River Park exhibit to help fairgoers learn about the River Park.

7. Communications – None

8. Adjourn to Closed Session – Counsel Brechtel adjourned the meeting to closed session at 12:15 p.m.

- a. Closed session pursuant to Government Code Section 54957(b)(1):
to evaluate the performance of the Executive Director

The Board met in closed session to evaluate the performance of the Executive Director. The review was excellent and no other reportable action was taken.

Chair Jacob adjourned the meeting at 12:24 p.m.

These minutes approved by Board Action

9/16/16
Date



Executive Director