

West Ranch Town Council
Minutes for the Meeting Dated: October 5, 2006

- A. Call to Order / Roll Call:
 - a. Meeting called to order at 6:33 pm by Dave Bossert
 - b. Present: Dave Bossert, Paul Ash, Randal Winter, Betty Griffin, Brian Toqe, Ron Mechsner
 - c. Absent: James Zimmerman
- B. Approval of August Minutes
 - a. Approved by a vote of 5-0.
- C. Treasurers Report
 - a. New balance of \$2103.74.
- D. County Updates
 - a. Fire Department
 - i. None at this meeting
 - b. Parks and Recreation Update
 - i. Al Evans in leiu of Doug Newall. Proposal for tennis court. Placement is still slated for across from the park office. Reason for this is supervision, but the drawback is the seating at the annual July 4th event in the park. Other option is in the far corner next to the amphitheatre.
 - c. Sheriff Department
 - i. Lt. Brenda Camera. Goofy Hat Bandit robbed over 20 banks in Los Angeles including West Ranch Bank of America.
 - ii. Dave mentioned that there was a report of a homeless woman changing (naked) in JK Park. The Sheriff department would look into that issue, but had no comment at this time.
 - iii. Six car burglaries this month on the West Side, however activity is low this month compared to the rest of the value. Vandalism occurred four times.
 - d. California Highway Patrol
 - i. Nothing new at this time
 - e. Cal Trans
 - i. None at this meeting
 - f. General County Update – Bob Haueter
 - i. Bob not present tonight
 - g. Regional Planning
 - i. Lennar Update from Alex Herrell- Magic Mtn Parkway & the Old Road. Site is approved for 10 office buildings. Two four-story office buildings (100,000sf each) proposed to be built at this time, including 700 parking spots. Code requires 500 parking stalls. Plans to go vertical in Spring 2007. Occupancy scheduled for Spring of 2008. Traffic studies do not show that this will have a negative.
 - ii. TTM map 52395 encompasses balance of the whole property being graded at Magic Mtn Parkway and The Old Road. Timing is likely 3 years from approval of TTM. Total plan includes retail, office and hotel. Includes 1300 residential units as a combination of condominiums and apartments; hotel will be 3.5 or 4 star. Project will not be contingent on sale of Magic

Mtn Six Flags. Lennar's commercial group is pushing for tenants – tenants not anticipated to be medical office buildings. Alex to bring back final design for the Town Council to review – concern for the appearance of the buildings and the quality of materials to be used.

- h. School Boards
 - i. None this meeting
- E. Committee Reports
 - a. Castaic Vision Committee.
 - i. Randy volunteered to be part of Castaic Vision Committee
 - ii. Brian Toqe has volunteered for an alternate position
 - b. Election Committee
 - i. Regarding the appointment of vacant Town Council seat - Chuck O'Connell, Don Fleming and Gary Morgan have expressed interest in being appointed. Decision will be made at November 1 meeting.
 - ii. Don Fleming spoke for a few minutes. Concerns include crime, communication, and preserving what we have as a community.
 - iii. Chuck O'Connell addressed the community as well. He mentioned he has been working with the Town Council for a number of months and is interested in continuing to do so.
 - iv. Gary Morgan was not present for this meeting.
 - c. Town Hall Meeting
 - i. No update at this time.
 - d. Security / Public Safety
 - i. Betty Griffin has suggested that the Town Council consider a regional security person for the West Ranch Area because we have grown so much in recent years. The Town Council is to discuss this matter at the next meeting.
 - e. Government Relations
 - i. Homeless Shelter Task Force. 10 members tour sites in the Valley for homeless shelter. Three sites still look stronger than others. Primary site is next to Commuter Station on Soledad – This site is the Portabella development that will not occur for a number of years. Second potential site off located off Dreyton located near Blue Barrel Disposal.
 - f. Newhall / TPC / Westridge HOA Landscape Maintenance Issue
 - i. Newhall made offer to take responsibility for all the dry and a portion of wet maintenance areas. Westridge HOA countered the offer to include all the wet areas south of Valencia Blvd. Newhall accepted the counter and mentioned that it would be contingent upon the privatization of the course. At this time we are waiting to hear back from the Westridge HOA. Newhall has pointed out that they have disclosures that allow them to go private without the Westridge HOA, but they were working with the HOA to keep the community relations good.
 - ii. The sub-association for the Estates in Westridge is in favor (as a board) of the privatization of the TPC course.
 - iii. At this time, Lennar and the Westridge HOA are at an impasse.
- F. Guests speaker

- a. Carl Boyer - former mayor of the City of Santa Clarita. Mr. Boyer started by stating his “tremendous disregard for the County of Los Angeles” because it is “ungovernable”. Mr. Boyer mentioned that many of the people at the County don’t even know where Santa Clarita is located. Also because it requires 10 million people to be ruled by 5 supervisors.
 - b. Mr. Boyer suggested residents go to LAFCO and talk to them about the process for incorporation. Get factual report for forming city.
 - c. Vehicle license fee has blocked new formation of cities. Sheriff Dept. should have access to the costs associated with Vehicle License Fees.
 - d. Threshold where we know to go for the incorporation will occur when the residents are “fed up” with the status of the community.
 - e. Mr. Boyer’s advice to the West Ranch area is to do everything you can to get out of the County of Los Angeles – either by formation of a city or annexation into another city.
- G. Guest Speakers
- a. Attorney Scott Campbell to speak on the Brown Act at November meeting.
 - b. Larry Mankin and Chris Fall from SCV Chamber of Commerce to speak.
- H. Community Liason Updates
- a. Westridge Update
 - i. The board is conducting its third attempt for an election of two positions at the Westridge HOA.
 - ii. The West Ranch Town Council has talked about getting contacts with the Westridge HOA Board.
 - b. Southern Oaks Update
 - i. None at this time.
 - c. Sunset Point Update
 - i. Parking adjacent to Ralphs is still a problem. . County was contacted and Oct 17 will be a recommendation for no parking.
- I. Special Introductions
- a. Paul Brotsman – City of Santa Clarita Director of Community Development. Paul was first City Manager of West Hollywood. Paul attended tonight after seeing correspondence in the news media and he felt there should be more outreach from the City to the West Side. Paul brought Kye and Sharon from his staff and he committed to have one representative at each Town Council meeting in the future. Paul has been in various city government positions for over 30 years and he sees the value or working together.
- J. Miscellaneous Items
- a. Ron Meschner mentioned that we may want to consider a website using the West Ranch Town Council domain name as a forum for communication with the community. Possibly an agenda item for next month.
- K. Meeting adjourned at 8:00pm