

**PLEASANT VALLEY RECREATION & PARK DISTRICT
ADMINISTRATION OFFICE – ROOM 6
1605 E. BURNLEY ST., CAMARILLO, CALIFORNIA**

**BOARD OF DIRECTORS
SPECIAL MEETING AGENDA
February 24, 2025**

2:30 P.M.

SPECIAL MEETING

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA**
- 5. PUBLIC COMMENT** - Pursuant to Government Code § 54954.3(a), public comment during this Special Meeting is limited to comments on the items listed on this agenda.

6. NEW ITEMS-DISCUSSION/ACTION

A. STATUS REPORT FOR THE MULTI-GENERATIONAL COMMUNITY RECREATION FACILITY

The Pleasant Valley Recreation and Park District (District) and the City of Camarillo (City) have been collaborating since 2017 to assess and address community needs for a Senior and Multi-Generational Community Recreation Facility. Through extensive community engagement, including stakeholder interviews, surveys, and public meetings, a feasibility study identified a shortage of recreational and educational space.

Suggested Actions: It is recommended that the Board discuss and provide guidance on the next steps and alternative strategies for moving forward with the Senior/Multi-Generational Recreational Facility, which may include rescoping the project to align with available funding and community support, exploring different funding mechanisms, and reassessing project priorities.

7. ADJOURNMENT

Note: Written materials related to this agenda are available for public inspection in the Office of the Clerk of the Board located at 1605 E. Burnley Street, Camarillo during regular business hours two business days preceding the scheduled Special Board Meeting.

Announcement: Public Comment: Members of the public may address the Board on any agenda item before or during consideration of the item. [Government Code section 54954.3] Should you need special assistance (i.e. a disability-related modification or accommodations) to participate in the Board meeting or other District activities (including receipt of an agenda in an appropriate alternative format), as outlined in the Americans With Disabilities Act, or require further information, please contact the General Manager, at (805) 482-1996, extension 114. Please notify the General Manager 48 hours in advance to provide sufficient time to make a disability-related modification or reasonable accommodation.

**PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT**

TO: BOARD OF DIRECTORS

FROM: MARY OTTEN, GENERAL MANAGER

DATE: FEBRUARY 24, 2025

**SUBJECT: STATUS REPORT FOR THE MULTI-GENERATIONAL
COMMUNITY RECREATION FACILITY AND
PROVIDE STAFF WITH DIRECTION AND NEXT STEPS**

SUMMARY

The Pleasant Valley Recreation and Park District (District) and the City of Camarillo (City) have been collaborating since 2017 to assess and address community needs for a Senior and Multi-Generational Community Recreation Facility. Through extensive community engagement, including stakeholder interviews, surveys, and public meetings, a feasibility study identified a shortage of recreational and educational space.

Following this study, the District and City pursued Concept Plan 2, a 31,272-square-foot facility estimated at \$34.5 million. However, due to the COVID-19 pandemic, the project was put on hold. When reassessed in 2022, updated cost estimates rose to \$39.5 million, with phased construction options increasing costs further to \$41–\$42 million. Given these financial challenges, the District and City commissioned a Voter Opinion Survey to gauge support for a potential tax measure to fund the project.

The survey, conducted by FM3 Research, used a statistically reliable methodology but revealed that the measure did not meet the required two-thirds voter approval threshold. As a result, the District and City must now explore alternative strategies, including potential project rescoping, identifying new funding sources, and continuing community engagement to align future plans with public support and financial feasibility.

BACKGROUND

In June 2017, the District entered into an agreement with the City of Camarillo to conduct a Senior and Community Recreation Facility Needs Study (Study), with the goal of evaluating the community's recreational and educational space needs, particularly for seniors. A Joint Needs Study Ad Hoc Committee was established to facilitate this process. The study included a robust community engagement effort, with stakeholder interviews, focus groups, surveys, and public meetings

The Study identified a shortage of recreational and educational space in the District and City, with a focus on addressing the needs of the senior population. It also outlined potential options for expanding, repurposing, or building new facilities to meet those needs. Greenplay, the consulting

firm hired to conduct the study, completed a comprehensive outreach and data collection process that included:

- Stakeholder interviews
- Focus groups
- A statistically valid survey
- Community-wide meetings
- Presentations to various groups

Greenplay's findings led to a recommendation to refine the Plan 2 concept, which envisions a 31,272 square foot multi-purpose facility. The planning process has included various phases of community engagement and design refinement, as follows:

- November 2017: Statistically valid survey mailed to 3,000 residents; open survey available to the public.
- December 2017: Survey analysis completed.
- February 2018: Draft presented to the Liaison Committee.
- June 2018: Board accepted the study as complete
- September 2018: District and City enter into a new cooperative agreement for further design work on Plan 2 concept
- September 2019: Joint meeting with Board of Directors and City Council to approve moving forward with Concept Plan 2 with a preliminary cost of construction at roughly \$34.5M.

Both the District and the City entered into a Cooperative Agreement in February of 2020 to continue moving the Multi-Generational Community Recreation Facility project forward. On March 4, 2020, the Governor declared a State of Emergency in response to the COVID-19 pandemic. Due to the uncertainties of COVID-19, the District and City Liaison Committee met on April 2, 2020, to discuss the next steps for this project where they determined it was best to place this project on hold to prevent economic and staffing pressures for both agencies.

The District and City Liaison Committee held a meeting on December 6, 2021, where it was decided to get an updated cost estimate of the project. At the February 10, 2022, District and City Liaison Committee meeting, LPA presented the updated cost estimate showing an increase of \$5.5 million for a total of \$39.5 million.

With the increase in costs, LPA presented options to either build it in its entirety or to adopt a phased building approach. The phased building approach would split the building between the Activity/ Fitness section and the Gymnasium section. In either of the phased approaches, a lobby would be built, and the location of the lobby would change based on which section was built.

This method would allow for the cost to be spread out in phases, however, the total cost would increase to between \$41 million and \$42 million, depending on the order of sections being built.

<u>Phase 1</u>	<u>Phase 2</u>	<u>Total Cost</u>
Activity & Fitness w/ Lobby \$22,329,055	Gymnasium \$19,882,672	\$42,211,727
Gymnasium w/ Lobby \$26,016,705	Activity & Fitness \$15,152,213	\$41,168,918

At the February 10, 2022, District and City Liaison Committee meeting, it was decided the next steps would be to conduct a voter survey and to work with a financial planner to evaluate funding options.

VOTER OPINION SURVEY

On March 2, 2022, the Board authorized Staff to initiate a Request for Proposals to seek consulting firms to evaluate voter opinion and polling services. On July 6, 2022, the Board entered into an agreement with FM3 Research to conduct the Voter Opinion Survey. FM3 used a dual-mode approach, combining online and telephone interviews with a sample of 400 likely voters, ensuring statistical reliability with a margin of error of ±4.9 percentage points. The survey was conducted in February 2024 and covered facility conditions, usage, City/District growth trends, and potential funding mechanisms. Survey results were presented to the District Board of Directors on June 5, 2024. Despite the comprehensive efforts, the survey results showed that the proposed measure did not meet the necessary two-thirds support required for passage.

NEXT STEPS

Although the survey results did not yield the support needed to move forward with a ballot measure, the District and City will need to continue to engage with each other as well as the community to explore collaborative, alternative approaches. These could include but are not limited to:

- Reevaluating the scope and cost of the project to align with available funding sources.
- Investigating other potential funding mechanisms.
- Continuing the conversation with community members through open communication to gather additional feedback to understand their concerns and needs ensuring that future plans address the shared feedback

Moving forward, the District will need to reassess its approach to the Senior/Multi-Gen Center project, considering the community’s input and exploring new, innovative solutions to address the recreational needs of the area.

FISCAL IMPACT

There is no fiscal impact at this time.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal

- **2.1:** Develop a Community Center Plan that lays the foundation for both operational and facility programming.

RECOMMENDATION

It is recommended that the Board discuss and provide guidance on the next steps and alternative strategies for moving forward with the Senior/Multi-Generational Recreational Facility, which may include rescoping the project to align with available funding and community support, exploring different funding mechanisms, and reassessing project priorities.