

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, MARCH 12, 2014

CALL TO ORDER/ROLL CALL

Mayor Kildee called the meeting to order at 5:16 p.m.

Councilmembers Present: Kevin Kildee, Mayor
 Bill Little, Vice Mayor
 Charlotte Craven, Councilmember
 Jeanette McDonald, Councilmember
 Michael Morgan, Councilmember

Staff Present: Bruce Feng, City Manager
 Ronnie Campbell, Finance Director
 Tom Fox, Public Works Director
 Jeffrie Madland, City Clerk
 Dave Norman, Community Development Director
 Dan Paranick, Assistant City Manager
 Richard Petropulos, General Services Director
 Brian Pierik, City Attorney
 Guy Stewart, Police Department Commander

I. **AMENDMENTS TO THE AGENDA**

Item III D was pulled for discussion.

II. **PRESENTATIONS – NONE**

III. **CONSENT CALENDAR**

Councilmember Craven moved, seconded by Vice Mayor Little, to approve Consent Calendar Items A through G, with the exception of Item D.

A. **Minutes**

Approved the minutes of the City Council meeting held February 26, 2014, as presented.

B. **Resolution – Approval of Disbursements**

Adopted Resolution No. 2014-20 approving disbursements dated on or before March 5, 2014.

C. **Request to Sell Alcoholic Beverages – Camarillo Ranch Foundation Events**

Authorized the City Clerk to send a letter to the Department of Alcoholic Beverage Control indicating the City does not oppose the issuance of two special event Alcoholic Beverage Control Licenses for the Camarillo Ranch Foundation fundraising events.

D. Additional Work Authorization - Ponderosa Median Landscape Project LS-12-01

Pulled for discussion as Item VI A.

E. Resolution Approving Plans and Specifications and Notice to Invite Bids - WT-10-03 Airport Waterline Improvements Project

Adopted Resolution No. 2014-21 approving the Plans and Specifications and directing staff to invite bids.

F. Bid GS-2013-4 HVAC Full Service Maintenance Contract

Awarded GS-2013-4 to Johnson Controls and authorized the City Manager to execute Agreement No. 2014-5 effective April 1, 2014.

G. Resolution Amending the Classification Plan - Budget Analyst Position

Adopted Resolution No. 2014-22 approving amendment to the Classification Plan by adding the position of Budget Analyst.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Additional Work Authorization - Ponderosa Median Landscape Project LS-12-01 (formerly Item III D)

Vice Mayor Little asked if the City would be reimbursed for the added costs to bring the contractor into compliance. Public Works Director Fox indicated the City would recoup the costs through fines. The contractor is performing the work but, not meeting prevailing wage reporting requirements. This will allow the project to move forward and ensure compliance with prevailing wage law.

Councilmember Craven moved, seconded by Councilmember Morgan, to authorize the City Manager to issue an Additional Work Authorization to Contractor Compliance and Monitoring, Inc., in an amount not-to-exceed \$15,000.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT

A. Naming of Street in Honor of Mike Loza

Community Development Director Norman stated in accordance with the City Council's newly-revised Street Naming Policy, the Streets and Transportation Committee recommended naming a new street in the Village Gateway subdivision (Lewis Road adjacent to the former Imation property) "Mike Loza Drive" in honor and recognition of Mr. Loza's many contributions to the economic and social development of the City.

Don Waunch, on behalf of the Mike Loza family, felt the Council developed a good policy and the request met the requirements of the policy. He encouraged the Council to adopt the resolution.

Councilmember Craven stated it was a very long process because of the policy amendment but she supported the newly revised policy and felt the request was appropriate and the location was appropriate given the proximity to the El Tecolote Restaurant.

Councilmember McDonald felt the request established a high standard for future requests.

Mayor Kildee thanked Mr. Waunch for bringing the request forward. He stated Mike Loza was a gentle man and a gentleman, and an excellent businessman. His legacy still remains in the City today.

Councilmember Craven moved, seconded by Councilmember Morgan, to adopt Resolution No. 2014-23 approving the naming of a new street in honor and recognition of Mike Loza.

Motion carried 5-0.

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. GENERAL SERVICES

A. City's 50th Anniversary Celebrations – Events and Budget

General Services Director Petropulos presented information regarding the activities planned for the City's 50th Anniversary and the proposed budget for all activities.

Mayor Kildee asked what type of souvenirs would be sold at the Saturday event. General Services Director Petropulos indicated staff would allow souvenir vendors to produce what they felt they could sell.

The Council discussed the use of fireworks and wanted to ensure any addition for the Anniversary Celebration did not take away from the overhead Fourth of July fireworks and that all necessary safety precautions are in place to ensure the public's safety. City Manager Feng stated fire personnel have added safeguards as a result of the incidents that occurred in neighboring cities last year. Councilmember McDonald requested holding off on approval of the firework display until the Council has an understanding of the safety precautions that will be in place.

Councilmember McDonald felt the Saturday program should include performances by local school bands. It would be great for the community and boost attendance at the event.

Councilmember Craven indicated it was the Committee's understanding that the Council was interested in professional or semi-professional entertainers but, the Committee could go back and develop a program that would include local school bands.

Councilmember McDonald stated the dinner dance was more expensive than she had envisioned.

Vice Mayor Little felt it was a great program. The activities provided something for

everyone to participate in the City's celebration.

Councilmember Craven asked for an update on the licensing agreement. General Services Director Petropulos indicated staff has the licensing agreement. The City is waiting for registration of the service mark from the State.

Councilmember Morgan moved, seconded by Councilmember Craven, to approve the activities and budget for the City's 50th Anniversary Celebrations, excluding approval of a fireworks show and requesting the ad hoc committee to come back with a proposal to incorporate local school bands into the entertainment program in Constitution Park on Saturday.

Motion carried 5-0.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:06 p.m. The Mayor called the Study Session to order at 6:15 p.m.

XIV. STUDY SESSION

A. Community Service Grants

Finance Director Campbell and Assistant Finance Director Uribe reviewed Community Service Grant requests and staff's recommended grant awards. The Council discussed the requests and requested additional information on several grant applications.

XII. CLOSED SESSION

The City Council recessed at 7:08 p.m. to Closed Session to consider the following item:

A. Conference with Labor Negotiators

1. Authority – Government Code Section 54957.6(a)
2. Agency designated representatives – City Manager and Human Resource Analyst
3. Unrepresented Employees – City Employees

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Mayor reconvened the regular meeting of the City Council at 7:30 p.m. with no reportable action from the Closed Session.

FLAG SALUTE

Councilmember McDonald led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matt Lorimer again requested the Council place an item on a future agenda to discuss adopting rent control in the City.

Terri Bray distributed a handout to the Council stating 96 cities in California have implemented rent control for mobile home parks.

Merrill Berge, Camarillo Sustainable Growth, was concerned that the Council had no FY14-15 Objectives regarding Land Use and Transportation. Camarillo Sustainable Growth continues to be concerned about sustainability, traffic, and water issues.

XVIII. PUBLIC HEARINGS

A. Resolution Approving 2014-15 CDBG Funding Allocations

Associate Planner Smith stated the City is required to hold a public hearing and receive input on the community's housing, social service, and community development needs for the use of CDBG funds, which will be incorporated in the annual Action Plan. The Department of Housing and Urban Development (HUD) has yet to determine Camarillo's FY 2014-15 CDBG funding amount. Consistent with past practice, staff recommended the Council allocate program funds based on the City's FY 2013-14 grant amount. Once the FY 2014-15 grant amount is known, program allocations can be adjusted proportionately.

Councilmember McDonald thanked Associate Planner Smith for an excellent job managing the City's CDBG program.

PUBLIC HEARING OPENED

The following people spoke in support of their funding requests and thanked the Council for their continued support:

Marc Wilde and Ellen Johnson, Livingston Memorial Visiting Nurse Association
Lisa Powell, OASIS

Laura Roberts, Winter Warming Shelter

Felipe Flores, Habitat for Humanity

Amber Segovia, Interface 211 Program

Tina McDonald, RAIN Project - Operations

Tim Stueck, Long Term Care Ombudsman

Kristy Pollard, Food Share, Inc.

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

The Council discussed the various requests and the new request from Livingston Memorial Visiting Nurse Association.

Councilmember McDonald moved, seconded by Councilmember Craven, to approve staff's recommendation for items A through H and to include \$2,000 on item H for the Livingston Memorial Visiting Nurse Association, with the understanding that if CDBG funding does not cover the additional \$2,000, the money will come from the General Fund.

Motion carried 5-0.

Vice Mayor Little felt the funding designated for Habitat for Humanity could be better used by the Housing Rehabilitation Program. Councilmember Craven strongly disagreed, stating Habitat for Humanity utilizes volunteer labor which optimizes the value of the dollar. Councilmember McDonald agreed.

Councilmember McDonald moved, seconded by Councilmember Craven, to approve staff's recommendation for items I and J.

Motion carried 4-1 (Little dissenting).

Councilmember Craven moved, seconded by Councilmember McDonald to approve staff's recommendation for items K through L and the Resolution No. 2014-24 setting forth the FY 2014-15 allocation of CDBG funds, stating that FY 2014-15 allocations will be proportionately adjusted once HUD establishes Camarillo's FY 2014-15 CDBG funding amount; and, that any Public Service and Administration funds left unspent at the end of the program year be reallocated to the Housing Rehabilitation program.

Motion carried 5-0.

B. Resolution Approving Tentative Tract 5561M(1), LARO Properties

Associate Planner Lee stated LARO Properties is requesting modification to Condition No. 233 regarding timing of approval of a grading plan for the affordable housing site, submittal of a pro forma for the construction of the affordable housing development, and transfer of land to an affordable housing developer. No changes to the design of the subdivision or number of units would occur.

PUBLIC HEARING OPENED

Kelly Boyer, Consultant, and Alex Baharlo, representing LARO Properties, stated the timing in the conditions of approval is not feasible with the tax credit allocations and HOME funds application process. They presented a PowerPoint showing the LARO project timeline. Ms. Boyer stated tax credits come with significant readiness requirements so if they did not close on those tax credits within the allotted time, they would be prohibited from applying for new tax credits on new projects for a three-year period. The land will be donated to an affordable housing developer.

Dennis Hardgrave, representing Rancho Associates, stated he was supportive of the change. He would be asking for the same consideration for the Rancho affordable project.

Dale Felton submitted a non-verbal comment card requesting information regarding the project.

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Councilmember Morgan moved, seconded by Councilmember Craven, to approve Resolution No. 2014-25 approving the modifications to Condition No. 233 of Tentative Tract Map 5561M(1), LARO Properties.

Motion carried 4-1 (McDonald dissenting).

C. Urgency Ordinance Extending Moratorium - Permits for the Production of Adult Films

City Attorney Pierik stated the proposed ordinance would extend the moratorium on the issuance of any new use permits, conditional use permits, special event permits, or film permits for the production of adult films within the City for an additional 12 months.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

City Attorney Pierik read the title of Ordinance No. 1085.

Councilmember Craven moved, seconded by Vice Mayor Little, to waive further reading and adopt Urgency Ordinance No. 1085 extending the moratorium on permits for the production of adult films.

Motion carried 5-0.

XIX. DEPARTMENTAL

A. Affordable Rental Housing Regulatory Agreement and Declaration of Restrictive Covenants – TT-5561 LARO Properties

Associate Planner Lee recommended the Council consider an Affordable Rental Housing Regulatory Agreement for Tentative Tract Map (TT) 5561 located north of U.S. Highway 101/Ventura Freeway, south of Ponderosa Drive, east of Earl Joseph Drive, and approximately 1,000 feet west of Las Posas Road within the Springville Specific Plan. She presented a PowerPoint reviewing the Affordable Rental Housing Regulatory Agreement and Declaration of Restrictive Covenants.

Councilmember McDonald stated she would vote no because she did not support the clustering of affordable housing.

Councilmember Crave moved, seconded by Vice Mayor Little, to authorize the City Manager to execute the Affordable Rental Housing Regulatory Agreement No. 2014-6 with LARO Properties.

Motion carried 4-1 (McDonald dissenting).

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager – None

B. City Attorney – None

C. Members of City Council

AB 1234 – Reports on Meetings Attended – The Councilmembers reported on attendance at outside agency and Council committee meetings.

Monthly Reports – Councilmember McDonald requested Community Development and Public Works include maps showing the location of the projects in the monthly reports.

Rent Control – Councilmember McDonald requested an agenda item on rent control.

FY 14-15 Goals and Objectives – Vice Mayor Little requested the City Manager prepare a response to Merrill Berge.

XII. CLOSED SESSION (continued)

The City Council recessed to Closed Session at 9:50 p.m. to consider the following item:

A. Conference with Labor Negotiators

1. Authority – Government Code Section 54957.6(a)
2. Agency designated representatives – City Manager
3. Unrepresented Employees – City Employees

XX. ADJOURN

The meeting adjourned at 11:00 p.m. with no reportable action from the Closed Session.

ATTEST:

Kevin Kilday
Mayor

Jamadland
City Clerk