

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, SEPTEMBER 10, 2014**

CALL TO ORDER/ROLL CALL

Mayor Kildee called the meeting to order at 5:08 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

The order of the agenda was changed to accommodate members of the audience.

II.      PRESENTATIONS

A.      National Preparedness Month

John Fraser, Management Assistant, encouraged the public to attend the Emergency Expo in recognition of National Preparedness Month.

B.      Coastal Clean Up Day

Anita Kuhlman, Stormwater Program Manager, gave a PowerPoint presentation on California Coastal Cleanup Day.

III.     CONSENT CALENDAR

Councilmember McDonald moved, seconded by Councilmember Morgan, to approve Consent Calendar Items A through E.

A.      Minutes

Approved the minutes of the City Council meeting held August 27, 2014, as presented.

B.      Resolution – Approval of Disbursements

Adopted Resolution No. 2014-93 approving disbursements dated on or before September 3, 2014.

C. Resolution Approving Plans and Specifications and Notice to Invite Bids - ST-13-05 Pancho Road Repaving

Adopted Resolution No. 2014-94 approving the plans and specifications and authorizing staff to invite bids.

D. Amendment to Professional Services Agreement - Contract Inspection Services

Approval authorized the City Manager to sign Agreement No. 2003-18D with Charles Abbott Associates, Inc.

E. Professional Services Agreement - WT-14-01 Airport 3 Well Rehabilitation

Authorized the City Manager to sign Agreement No. 2014-76 with AKM Consulting Engineers for an amount of \$74,844 and a purchase order to General Pump Company for an amount not-to-exceed \$334,457.54.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Water Supply Information for City's Service Area

Public Works Director Fox presented a PowerPoint reviewing the history of the City's water sources, effects of the drought, and measures implemented to conserve water. The City's Water Master Plan proposes a combination of water conservation, use of recycled water, desalination, and regulations to assure new development has no adverse impact on the water supply. This diversification will help to ensure future water availability and increase water quality.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER

B. Professional Services Agreement - Real Estate and Economic Development Advisory Services

Assistant City Manager Paranick stated that development of three city-owned properties (former Fire Station, proposed Hotel/Conference Center, and a 12-acre site near Ventura Boulevard and Springville Road) had previously been halted by the dissolution of redevelopment. With the approval of the Long Term Property Management Plan, the City can now proceed toward development of the properties. Kosmont Companies would provide real estate and economic development advisory services.

Vice Mayor Little stated since there has been a long delay in development of the properties he hoped the consultant would take a fresh look at the proposed uses to see if they are still viable or if an alternative use should be considered.

Val Rains reiterated her concerns about the Fire Station being used as a restaurant.

She felt there may still be bodies in the cemetery area and was concerned about construction on the property. Additionally, a restaurant would likely require an alcohol license which would be incompatible with the adjacent St. Mary Magdalen School. She encouraged the Council to consider other types of uses.

Michael Ronan, Principal of St. Mary Magdalen School, strongly objected to any use that would require an ABC license which would have adverse effects on their school. He requested the Council seek alternative projects for the location.

Vice Mayor Little stated he shares the concerns about a restaurant use for the Fire Station and thinks they should consider other uses. He could not support the agreement with the scope of work as written.

Councilmember Morgan stated the consultant will provide a fresh look at the property to determine which use would be appropriate.

Councilmembers Craven and McDonald supported the agreement to allow the consultant to evaluate the properties to determine whether the restaurant use is still a viable option for the Fire Station property.

Mayor Kildee had concerns about a restaurant use but supported the agreement so the projects can be reviewed.

Councilmember Craven moved, seconded by Councilmember McDonald, to authorize the City Manager to execute Agreement No. 2014-77 with Kosmont Companies.

Motion carried 4-1 (Little dissented).

C. Resolution of Intent – Camarillo Tourism Marketing District

Gina Trechter and Melanee Cottrill, CIVTAS, reviewed a PowerPoint demonstrating the benefits of and the steps required for a Camarillo Tourism Marketing District (CTMD). The CTMD would supplement the Ventura-Oxnard-Camarillo Tourism Business Improvement District and is anticipated to generate \$440,000 annually for promotion of travel and tourism to Camarillo. The City would collect the assessment on a monthly basis and forward it to the Camarillo Hotel and Tourism Association. Over 50% of the hoteliers have submitted petitions in support of formation of the District.

Councilmember Craven moved, seconded by Councilmember McDonald, to adopt Resolution No. 2014-95 indicating the City's intent to establish the Camarillo Tourism Marketing District.

Motion carried 5-0.

X. CITY CLERK – NONE

XI. GENERAL SERVICES – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:15 p.m. The Mayor called the Study Session to order at 6:25 p.m.

XIV. STUDY SESSION

A. Parking Ordinance Revisions

Community Development Director Norman and Public Works Director Fox reviewed a PowerPoint on proposed revisions to the parking ordinance to require additional guest parking spaces in condominium and townhome developments.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 6:35 p.m. to consider the following items:

A. Conference with Legal Counsel – Anticipated Litigation

1. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) Number of Cases: One.

B. Conference With Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – former courthouse building, 2220 Ventura Boulevard, APN 162-0-070-280
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, and Finance Director
4. Negotiating Parties – Ventura County Transportation Commission and City of Camarillo
5. Under Negotiation – Price and terms of payment

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Closed Session recessed at 7:26 p.m. The Mayor reconvened the regular meeting of the City Council at 7:30 p.m. with no action to report from Closed Session.

FLAG SALUTE

Councilmember Craven led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Presentation of Check to Future Farmers of America

Robert Kazahaya, General Manager, Access Information Management, presented a \$3,400 check to Camarillo High School's Future Farmers of America. The check represented the proceeds from the July 2014 shredding event.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Tony Trembley, Camarillo Hospice Boardmember, requested the Council review the banner policy for non-profit events. He noted Hospice was denied two requests for banners, while the Camarillo Fiesta was able to post banners. He felt all non-profits should be treated equally.

Matt Lorimer expressed dissatisfaction with the City Attorney's determination that there was no need for an investigation into a Councilmember's remarks regarding review of a rent stabilization ordinance. He reiterated his request for an investigation by an outside organization.

Terry Bray repeated her request for an agenda item on rent control and expressed her dissatisfaction with the City Attorney's determination on her request for an investigation regarding a Councilmember's conduct.

XVIII. PUBLIC HEARINGS

A. Conejo Creek General Plan Referral

Community Development Director Norman reviewed a PowerPoint giving an overview of the General Plan Amendment Process and Policy and the history of the Conejo Creek Project referral and Environmental Impact Review (EIR). If the Council opts to rescind the General Plan Amendment referral, than the project would be inconsistent with the City's General Plan.

PUBLIC HEARING OPENED

Dennis Hardgrave, Development Planning Services, speaking on the behalf of the property owners of the Conejo Creek Specific Plan area, stated they have been actively working on the General Plan Amendment process for 7½ years and during this time have worked cooperatively with city staff and concerned residents through informational meetings. This is a land review process that the owners want to continue. Based on the concerns and the outcome of an EIR hearing, they are willing to consider substantial changes and downsizing to the current project. The owners will continue to own these properties and look forward to working collaboratively with staff on these issues.

The following people spoke in opposition to the project and encouraged the Council to rescind the General Plan Amendment:

Mel Johnson	Jim Hines	Robert Cole
Matt Lorimer	Brian Sebee	Paul White
Frank Catalano	Joy Hart	Peter Faxon
Mary-Gail King	Buddy Pretzman	Pat Brown
Debora Field	Pamela and Charles Millay	Nancy Mauthe
Camille Crawford	Don Hollingsworth	Terry Bray
Louise Roberts	Merle Berge	Laurie Welty
Bob Merrilees	Kristen Loft	David Pennock
Kathleen Marsaglia	Rosemary Allison	Amrit Patel
Barbara Williams	Rick Smith	Clark Burroughs
Robbie Dornick	Jeff Root	

The speakers expressed concern that the project would negatively affect existing traffic issues on the US 101 freeway, increase noise, cause loss of prime agricultural land, and negatively impact water resources, existing schools, the Pt. Mugu estuary, and encroach upon the military base. The speakers felt there was no community benefit to justify the adverse impacts that would be caused by the project.

The following people submitted non-verbal comment cards in opposition to the project:

Marla DeSha	Bill Johnson	Christopher Ehret
Mike Roberts	Rita Linsey	Patricia Ehret
Jane Pitchford	Nancy Mauthe	Carol Johnson
Allen & Marcia Zarkin	Barbara Jensen	Karen Gerds
Bonnie Masculine	Denise Elston	Mary McConnell
Mary Heck	Lesley Culhane	Sheryl Lewanda
Shae Law	Amrjt Pates	Ivan Bjel
Natasha Howard	Arrie Bachrach	Jackie Dellameno
Kathleen Franzen	Sheila Bernard	Karen Cord
Carolyn Jones	David Pennock	Jason Payl
Bruce Reinauer	Eugenia Traverse	Dennis Gaiser
Brigit Gros	Karen Field	Clark Burroughs

Dennis Hardgrave, Development Planning Services, stated his clients have heard the comments tonight and they wish to continue with the Environmental Review process for their properties.

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

City Attorney Pierik explained the EIR has been paid for by the applicant and they should be allowed to continue even if the Council decides to rescind the General Plan Amendment referral. Certification of the EIR does not approve the project, but confirms that the impacts have been studied. If the Council chooses to rescind the General Plan Amendment referral, than under the consistency doctrine the project could not be approved as it would not be consistent with the General Plan.

Councilmember Morgan stated he has supported efforts to reduce rapid growth in the city through Measure A and SOAR initiatives. He is convinced the project should not go forward as there is sufficient evidence that many of the issues cannot be mitigated. He encouraged the applicants to discontinue the EIR process.

Vice Mayor Little stated he was not on the Council when the project was initially referred, but when he reviewed the EIR he was surprised by size, density, and amount of acreage. He has concluded that there are several environmental concerns such as traffic and loss of farmland that cannot be mitigated and therefore he cannot support the project. He felt the property should be preserved as agricultural open space.

Councilmember Craven stated the General Plan Amendment referral is a discretionary process in which the Council can decide whether to refer or rescind a project. This has been a long EIR review process which has created both turmoil in the community and united opposition to the project. She felt the project was too big and the impacts cannot be mitigated. She supported rescinding the referral.

Councilmember McDonald stated that after 7½ years of review, comment, and recirculation of the EIR, there has been no suitable mitigation and the project has failed to gain public support in order to get overriding consideration. She noted the issue had brought the community together and thanked them for expressing their

concerns and being part of the process. She could not support continuing a project that is too big and dense for Camarillo. She stood by her decision to initially refer the project as a whole because it was the only way to truly identify the environmental impacts for the entire area.

Mayor Kildee stated with his farm background, he understood the importance of agricultural land in Camarillo. This property will be the toughest to develop as it is the last piece of open land and it will need community input to identify its best use. There are lot of issues facing this property that cannot be mitigated. He supported rescinding the referral.

Councilmember Craven moved, seconded by Vice Mayor Little, to rescind the General Plan Amendment referral for Conejo Creek and direct staff to stop processing the General Plan Amendment.

Motion carried 5-0.

XIX. DEPARTMENTAL – NONE

IX. CITY MANAGER

A. Energy Leader Partnership Program Energy Action Plan - Climate Registry Program

Assistant City Manager Paranick reviewed the draft Energy Action Plan (EAP) and the Cool Planet Project – Climate Registry Program which collects Green House Gas baseline data. Submission of the EAP would be the last criteria needed for the City to become a Gold Level Partner, resulting in benefits and incentives, including a .09 per kWh incentive for energy efficient projects completed by the City.

Councilmember Craven moved, seconded by Councilmember Morgan, to authorize submission of Energy Action Plan to Southern California Edison and participation in the Climate Registry Program.

Motion carried 5-0.

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.

Weed Abatement - Councilmember McDonald noted there are weeds along the freeway at Springville that need to be abated.

Concerts in the Park - Councilmember McDonald thanked the Arts Council volunteers and the community for making this summer's season a great year to celebrate the City's 50<sup>th</sup> Anniversary with the music of 1964.

50<sup>th</sup> Anniversary Events - Councilmember Craven encouraged residents to attend the three events celebrating the City's 50<sup>th</sup> Anniversary.

Drug Take Back Program - Councilmember Craven noted that California Association

of Sanitation Agencies (CASA) is working with the Attorney General on a program that would allow pharmacies to serve as a drop-off for unused prescription drugs.

Brown Lawns - Councilmember Craven stated the Council needs to discuss how to address brown lawns prior to Code Enforcement's annual citywide review.

Pleasant Valley Historical Society (PVHS) - Vice Mayor Little commended PVHS for its excellent "101 Historical Highlights" handout to commemorate the City's 50<sup>th</sup> Anniversary.

CNG Facility - Mayor Kildee inquired about a facility in the city. City Manager Feng confirmed staff is in talks with Roadrunner Shuttle regarding a facility.

Taxis - Mayor Kildee requested a report on how many taxi companies are operating in the city.

Art Mansfield – Mayor Kildee requested the meeting be adjourned in the memory of Art Mansfield. He was his campaign treasurer for many years, loved Camarillo, a big supporter of the Council, and a tremendous person. He had a great life and a wonderful family.

XX. ADJOURN

The meeting adjourned at 10:41 p.m. in the memory of Art Mansfield.

ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk