

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JANUARY 14, 2015

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:05 p.m.

Councilmembers Present: Bill Little, Mayor
Mike Morgan, Vice Mayor
Charlotte Craven, Councilmember
Kevin Kildee, Councilmember
Jeanette McDonald, 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
Richard Petropulos, General Services Director
Brian Pierik, City Attorney
Guy Stewart, Police Department Commander

I. AMENDMENTS TO THE AGENDA

Consent Calendar items C, D, E, F, G, and H were pulled for discussion.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Vice Mayor Morgan moved, seconded by Councilmember Craven, to approve Consent Calendar Items A, B, and I.

A. Minutes

Approved the minutes of the City Council meeting held December 10 and 18, 2014, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-1 approving disbursements dated on or before January 7, 2015.

C. Request for Proposals – Library Wireless Technology Upgrade Project GS-2014-5

Pulled for discussion as Item XI A.

D. Request for Proposals – City's Website/Intranet Refresh Project

Pulled for discussion as Item XI B.

- E. Purchase Order - Water Conservation Public Outreach
Pulled for discussion as Item VI A.
- F. Award of Contract - Recycled Water System Improvements WT-12-01
Pulled for discussion as Item VI B.
- G. Award of Contract - Recycled Water System Improvements – Marz Farms - WT-12-01
Pulled for discussion as Item VI C.
- H. Use of City Seal - Camarillo Business Development Board
Pulled for discussion as Item IX A.
- I. Request to Sell Alcoholic Beverages - Camarillo Ranch's Monthly Food Truck Festival
Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverages Control for each of the monthly events.

Motion carried 5-0.

IV. CITY COUNCIL

A. Planning Commission Appointments

Mayor Little stated three Planning Commission positions expire January 2015. The recently elected City Councilmembers made their recommendations for appointments to the Planning Commission.

The Council thanked the Planning Commissioners for their excellent, professional service, noting the importance of their positions to the City Council and the City.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-2 reappointing Joe Hemmens and Walt Lusk and appointing Chris Valenzano to the Planning Commission for four year terms.

Motion carried 5-0.

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Purchase Order - Water Conservation Public Outreach (formerly Item III E)

Councilmember McDonald inquired about the services under this agreement.

Public Works Director Fox stated the services will focus on public outreach for water conservation, which would include workshops, gardening seminars, and various publications. The timing of the services will assure that residents understand the importance of continued conservation efforts.

Councilmember Craven suggested staff include educational activities that are already available through other sources, such as the master gardeners at the

Camarillo Ranch.

Councilmember Kildee moved, seconded by Councilmember Craven, to authorize the issuance of a purchase order in the amount of \$30,000 to The Agency Advertising.

Motion carried 5-0.

B. Award of Contract - Recycled Water System Improvements WT-12-01 (formerly Item III F)

Public Works Director Fox explained this project is part of the recycled water system connection to Village at the Park. The connection includes a valve system to allow the users to switch between potable and recycled water.

Councilmember Craven moved, seconded by Councilmember Kildee, to authorize the City Manager to execute Agreement No. 2015-1 with Burns Pacific Construction, Inc., in the amount of \$136,700 for the recycled water distribution system near Village at the Park and pump station at the water reclamation plant.

Motion carried 5-0.

C. Award of Contract - Recycled Water System Improvements – Marz Farms - WT-12-01 (formerly Item III G)

Public Works Director Fox explained this project is for a lateral connection to provide recycled water to Marz Farms.

Councilmember McDonald stated that she did not have a personal conflict of interest but that Marz Farms is a client of her firm and she would be abstaining for that reason. Per Policy 1.05, the abstention was recorded as a yes vote below.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to execute Agreement No. 2015-2 with Burns Pacific Construction, Inc., in the amount of \$43,750 to install a 6-inch recycled water pipeline to provide service to Marz Farms.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY

A. Resolution Extending Emergency Proclamation – Camarillo Springs Debris Flow

City Attorney Pierik recommended the City Council extend the emergency proclamation to provide the opportunity to evaluate the effectiveness of the emergency project during future rain events.

Public Works Director Fox presented a PowerPoint reviewing the emergency project. There is still debris lodged in one of the drainage pipes that will require funds from another source to enable them to clean it out. The recent light rain did not cause any changes in the area.

Mayor Little inquired whether the state's emergency declaration would provide funding to the homeowners. City Manager Feng stated the declaration only applied

to public property. A majority of the homeowners' insurance providers had determined the damage was part of fire incident and have been covering the losses.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2015-3 extending the Emergency Proclamation.

Motion carried 5-0.

B. Employment Agreement – City Manager

City Attorney Pierik reviewed the new Employment Agreement which will provide for a 2.5% annual salary to be effective July 1, 2014.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to authorize the Mayor to sign Employment Agreement No. 2015-3 with City Manager Bruce Feng.

Motion carried 5-0.

IX. CITY MANAGER

A. Use of City Seal - Camarillo Business Development Board (formerly Item III H)

Councilmember McDonald wanted to ensure the use was tied to the City Manager's participation and signature. The Council concurred.

Councilmember Kildee moved, Vice Mayor Morgan seconded, to authorize the use of the City seal by the Camarillo Business Development Board, for a period of six months, on the introductory letter signed by the City Manager, and to reevaluate the use after that time.

Motion carried 5-0.

X. CITY CLERK – NONE

XI. GENERAL SERVICES

A. Request for Proposals – Library Wireless Technology Upgrade Project GS-2014-5 (formerly Item III C)

Councilmember McDonald inquired if the project should wait until impact from the new high school is known. General Services Director Petropulos stated this project needs to be completed now as current use has exceeded the capacity of the existing wireless network and is negatively impacting its performance.

Vice Mayor Morgan moved, seconded by Councilmember Kildee to direct staff to issue a request for proposals.

Motion carried 5-0.

B. Request for Proposals – City's Website/Intranet Refresh Project (formerly Item III D)

General Services Director Petropulos stated this project is to hire an outside vendor to provide a state-of-the-art website. Staff is in the process of developing the RFP.

Councilmembers Craven and McDonald stated the current website is not user-friendly and they wanted to ensure they have the opportunity to provide input on the design before the project started.

Councilmember Kildee moved, seconded by Councilmember Craven, to direct staff to issue a request for proposals.

Motion carried 5-0.

XII. CLOSED SESSION – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:08 p.m. The Mayor called the Study Session to order at 6:16 p.m.

XIV. STUDY SESSION

A. Wireless Telecommunications Facilities Ordinance (Joint with Planning Commission)

Assistant City Attorney Davis reviewed a PowerPoint outlining the proposed Ordinance to regulate the development and operation of wireless communication facilities within the city to the extent permitted by state and federal law. Jonathan Kramer, Telecom Law Firm, P.C., was available for technical legal questions.

B. Camarillo Public Library - Young Adults Area Expansion Project

James Nardini, CWA/AIA, Inc., reviewed a PowerPoint for the proposed location of the project.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:28 p.m. The Mayor reconvened the regular meeting of the City Council at 7:32 p.m.

FLAG SALUTE

Vice Mayor Morgan led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Morgan Culbertson, a representative from Assemblymember Jacqui Irwin's office, introduced herself to the Council and stated she will serve as the liaison for Camarillo.

Matthew Lorimer, HOA President Lamplighter Mobile Home Park, presented information to the Council and expressed his disagreement with the terms of the long-term leases, the Rent Review Commission's recent decision to uphold proposed rent increases, and the determination regarding no on-street parking in the park. The Council requested staff review the information and report back.

XVIII. PUBLIC HEARINGS

A. Introduction of Ordinance Regulating Sale of Tobacco Products and Electronic Smoking Devices and Products

Community Development Director Norman presented a PowerPoint reviewing

Municipal Code Chapter 9.36. On June 11, 2014, the City Council amended Chapter 9.24 – Regulation of Smoking, to include new definitions to treat the *use* of electronic smoking devices and products the same as traditional leaf tobacco products. The proposed amendments to Chapter 9.36 of the Camarillo Municipal Code would regulate the *sale* of electronic smoking devices and products in the same way as traditional leaf tobacco products.

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.1101.

Councilmember Craven moved, seconded by Councilmember Kildee, to waive further reading and introduce Ordinance No. 1101 amending Chapter 9.36, "Regulation of the Sale of Tobacco Products," of the Camarillo Municipal Code to include electronic smoking devices and products.

Motion carried 5-0.

B. Introduction of Ordinance Amending the Zoning Ordinance – Parking; Set Date for 2016 Residential Development Control Allocation Cycle

Community Development Director Norman presented a PowerPoint reviewing the proposed amendments to Tables 19.44.030 and 19.44.125 of the Camarillo Municipal Code, Chapter 19.44 (Off-Street Parking), which will increase the parking requirements for new residential, multifamily ownership projects (condominiums, townhouses, or other common interest developments).

Councilmember McDonald expressed concern that the delay to enact regulations for 4 bedroom units would result in an unintended consequence of developers not providing larger units. Allowing a "dedicated parking stall" in place of a parking apron actually reduces the amount of available parking. Community Development Director Norman stated the review for the 4 bedroom units is a more complex standard which staff will develop with feedback from developers.

PUBLIC HEARING OPENED

Dennis Hardgrave responded to Councilmember McDonald's concern regarding the parking stalls. He noted if a developer uses a parking stall vs. an apron they would still be meeting the requirements. Parking issues often arise from the homeowners' association regulation of guest parking. He suggested staff consider adding a stipulation to CC&Rs requiring city approval to revisions restricting the use of guest parking.

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

Councilmember McDonald stated on December 10 the Council suspended further processing of General Plan Amendments until the parking ordinance was in place. Community Development Director Norman stated the developers have agreed to comply within the guidelines of the Ordinance prior to its effective date.

City Attorney Pierik read the title of Ordinance No.1102.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1102 amending Camarillo Municipal Code Zoning Ordinance Tables 19.44.030 and 19.44.125 of Chapter 19.44 (Off-Street Parking) pertaining to parking requirements for new, residential multifamily ownership projects (units of three (3) bedrooms or less).

Motion carried 5-0.

Councilmember Craven moved, seconded by Councilmember Kildee, to authorize staff to continue processing residential General Plan Amendment referrals and to set the new deadline for Residential Planned Development (RPD) applications for the 2016 Residential Development Control System unit allocation cycle as February 27, 2015.

Motion carried 4-1 (McDonald dissenting).

C. Resolution Approving Tentative Tract Map No. 5671M(2), Ran Associates & Rancho Associates and Affordable Rental Housing Regulatory Agreement and Declaration of Restrictive Covenants

Planner Lee presented a PowerPoint reviewing Ran Associates & Rancho Associates requested modifications to the affordable housing conditions of approval to previously-approved Tentative Tract 5671 to clarify provisions for providing affordable housing. An Affordable Rental Housing Regulatory Agreement was prepared to implement the affordable housing program.

PUBLIC HEARING OPENED

Dennis Hardgrave stated the affordable agreement was revised to address all of the issues experienced in previous affordable projects. He felt AMCAL Housing is a good fit for the affordable project due to their experience and reputation for continued management of their projects.

Stephan Clarke, AMCAL Housing, stated only a small number of their renters use a Section 8 Voucher. Placement in the units are based on a lottery system. Eligibility is based on median area income and the size of the family.

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

Councilmember Craven stated the agreement needed language indicating it is restricted to tenants that are seniors (55 and over) or permanently disabled.

Councilmember Kildee moved, seconded by Mayor Little, to adopt Resolution No. 2015-4 approving the modifications to Condition Nos. 234 thru 237 of Tentative Tract Map 5671M(2), with additional language stating affordable units are limited to tenants that are seniors or permanently disabled.

Motion carried 4-1 (McDonald dissenting).

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to sign the Affordable Rental Housing Regulatory Agreement No. 2015-4 with Ran Associates & Rancho Associates, with additional language stating

affordable units are limited are limited to tenants that are seniors or permanently disabled.

Motion carried 5-0.

XIX. DEPARTMENTAL – NONE

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Groundwater Desalter – City Manager Feng noted the project will be delayed to allow time for circulation of the environmental review. Public Works Director Fox stated once the City receives approval from the Fox Canyon Groundwater Management Agency, the City will hire a consultant to evaluate delivery methods and construction options.

Grand Jury Annual Report – City Manager Feng reported on his presentation to the Grand Jury on the current status of the City and its future.

Camarillo Springs Emergency Project – City Manager Feng reported on his presentation to the American Public Works Association on the City's experience with the recent Camarillo Springs emergency project.

General Plan Amendment Referrals – Community Development Director Norman stated there have been no new applications received this year. He provided an update on current projects.

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.

Pasadena Finances – Councilmember Craven noted the trouble in the City of Pasadena and wanted to assure Camarillo has policies in place to prevent a similar situation. Finance Director Campbell stated Camarillo does not have a decentralized system like Pasadena, although he has been reviewing internal controls to ensure similar issues cannot occur in Camarillo.

Toastmasters - Councilmember McDonald reported the local Toastmasters offered to establish an employee group if there is interest.

RHNA Numbers - Councilmember McDonald requested an agenda item to review the City's RHNA numbers, number of units in process, and how those numbers meet the City's housing requirements.

New Development Moratorium - Councilmember McDonald asked staff to look into the City of Ventura's moratorium on new residential units based on the drought.

Shea Homes GPA - Councilmember McDonald noted it had been seven years since the initial referral and requested a review of the general plan amendment referral. She suggested the City discuss establishing a sunset provision for general plan amendment referrals.

Water Tower and Trees by Padre Serra – Councilmember McDonald noted rain

damaged the access road to the water tower and the Eucalyptus trees are over grown. She asked who is responsible for maintenance. Public Works Director Fox stated staff will investigate the matter.

Special Olympics – Mayor Little reported the Special Olympics will be held this summer in Los Angeles. It is anticipated 7,000 athletes, with 15,000 additional family members/coaches, will be participating. Camarillo will be a host city with participants being housed at CSUCI and Roadrunner providing transportation. Residents will be asked to volunteer as tour guides for the participants staying in Ventura County.

Letter Commending Staff – Mayor Little noted Thompson Building Materials sent a letter to Council complementing city staff.

Jimmie Palacio – Mayor Little requested the City Council adjourn in the memory of Jimmie Palacio. The City Council stated that Jimmie was always proud to be a City of Camarillo employee and provided the City with 28 years of dedicated service, always with a smile. Councilmember Craven recalled that the first year she was elected, Jimmie's coworkers dared him to ask her to dance at the Employee Recognition Dinner. That dance became a tradition and she was honored to be his dance partner every year thereafter including this past year. Jimmie will be missed by all who had the privilege to work with him.

Monsignor Hughes – Mayor Little requested the City Council adjourn in the memory of Monsignor Hughes. The Council stated that Monsignor Hughes was a prominent figure in the community having married and buried many of the community's residents during his service as pastor at St. Mary Magdalen from 1971 to 1999. He was a kind and gentle man, a strong supporter of the City, and will be sorely missed.

Harry Glass - Mayor Little requested the City Council adjourn in the memory of Harry Glass. The Councilmembers stated that Mr. Glass loved the Camarillo community and quietly supported many local organizations through his philanthropic activities, without seeking recognition. His contributions have helped make Camarillo the beautiful community it is today. He will be missed.

RECESS TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed back to the Study Session at 9:58 p.m. The Mayor called the Study Session to order at 10:00 p.m.

XIV. STUDY SESSION - Continued

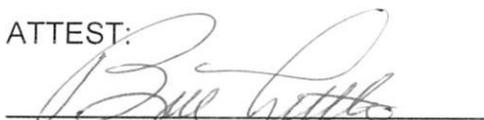
B. Camarillo Public Library - Young Adults Area Expansion Project (continued)

James Nardini and Marina Banyan, with CWA/AIA, Inc. continued their presentation on the proposed project.

XX. ADJOURN

The meeting adjourned at 10:30 p.m. adjourn in the memory of Jimmie Palacio, Monsignor Hughes, and Harry Glass.

ATTEST:



Mayor



City Clerk