

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, JANUARY 28, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:12 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  
Jeffrie Madland, City Clerk  
Dave Norman, Assistant City Manager  
Brian Pierik, City Attorney  
Guy Stewart, Police Department Commander  
John Thomas, Assistant General Services Director  
Tali Tucker, Assistant Public Works Director  
Joe Vacca, Interim Community Development Director

- I. AMENDMENTS TO THE AGENDA – NONE
- II. PRESENTATIONS – NONE
- III. CONSENT CALENDAR

Barbara Williams thanked the Council and staff for their collaborative efforts to implement the NRCS plan in the Camarillo Springs Community and for the town hall meeting.

Council Morgan moved, seconded by Councilmember Craven, to approve Consent Calendar Items A through M.

A. Minutes

Approved the minutes of the City Council meeting held January 14, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-6 approving disbursements dated on or before January 21, 2015.

C. Financial Reports – December 2014

Received and filed the following financial reports pursuant to the City's Investment Policy and State law:

- 1. Investment Report dated December 31, 2014

2. Chronological Investment Activity Report -- Month Ended December 31, 2014
3. General Fund Comparative Balance Sheet, October 31, 2014, and November 30, 2014 and November 30, 2013
4. Minutes of the December 10, 2014 Investment Committee Meeting
5. Minutes of the December 10, 2014 Finance Committee Meeting

D. Youth Employment Service Quarterly Activity Report – October, November and December 2014

Received and filed the activity report.

E. Request to Sell Alcoholic Beverages – Camarillo Ranch Foundation Events

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 fundraising events.

F. Ordinance No. 1101, an Ordinance of the City Council of the City of Camarillo, California, Amending Chapter 9.36 (Regulation of the Sale of Tobacco Products) of Title 9 (Health And Safety) of the Camarillo Municipal Code to Add Definitions, Signage Requirements, and Prohibitions to Regulate the Sale of Electronic Smoking Devices and Products the Same as Other Tobacco Products

Adopted Ordinance No. 1101, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

G. Ordinance No. 1102, an Ordinance of the City Council of the City of Camarillo, California, Amending Section 19.44.030 (Parking – Residential Uses) and Section 19.44.125 (Camarillo Commons Parking Requirements) of Chapter 19.44 (Off-Street Parking) of Title 19 (Zoning) of the Camarillo Municipal Code

Adopted Ordinance No. 1102, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

H. Purchase Two Pax Mixers - Reservoirs No. 2 and 4

Authorized the issuance of a purchase order to D & H Water Systems, Inc., in the amount of \$47,483.75

I. Resolution Approving Final Pay Estimate and Accepting Improvements - ER-15-01, Camarillo Springs Debris Flow, Phase 1

Adopted Resolution No. 2015-7 approving the final pay estimate, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

J. Resolution Approving the Final Pay Estimate and Accepting Improvements - ER-15-01, Camarillo Springs Debris Flow, Phase 2

Adopted Resolution No. 2015-8 approving the final pay estimate, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

K. Resolution Approving Parcel Map and Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - LD-527, FF Realty, LLC

Adopted Resolution No. 2015-9 approving the parcel map and improvement plans and acknowledging receipt of agreements, securities, and other necessary documents and authorizing the Mayor and the City Engineer to sign the parcel map and authorizing the City Engineer to sign improvement plans.

L. Extend Auditor Services Contract – White Nelson Diehl Evans, LLP

Authorized the City Manager to extend Agreement No. 2011-73A with White Nelson Diehl Evans, LLP, for FY14/15 & FY15/16.

M. Resolution Waiving Collection of Delinquency Penalties Related to CFD No. 2, 2009 Special Tax Bonds, Springville LLC

Adopted Resolution No. 2015-10 authorizing the waiver of delinquency penalties related to the CFD No. 2 2009 Special Tax bonds.

Motion carried 5-0.

IV. CITY COUNCIL

A. Invocation Ad Hoc Committee Report

Mayor Little stated the committee met on several occasions to discuss invocations at Council meetings and review the recent court decision, policies from other cities, and information regarding registered churches within the City. Given the information they received, as provided in the packet, it was clear that such a program would create significant work for staff and it would not be practical to move forward with this type of program at this time.

Councilmember Craven concurred noting the ad hoc committee's direction was to not place additional work on city staff. Councilmember Kildee agreed with the ad hoc committee's recommendation.

Vice Mayor Morgan stated he spoke with other churches in the community and they were all for the program. The City previously had an invocation program which was successful for many years.

Councilmember Craven moved, seconded by Councilmember Kildee, to receive and file the report.

Motion carried 4-1 (Morgan dissenting).

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Resolution Approving the Final Pay Estimate and Accepting Improvements - ST-13-02, Lewis Road Landscaping, Wall, and Monument RPSTPLE-5393 (032)

Assistant Public Works Director Tucker recommended the Council consider approval of the Final Pay Estimate No. 10 to C.A. Rasmussen, Inc., in the amount of \$2,250 and acceptance of public improvements. Principal Civil Engineer Matsuoka presented a PowerPoint reviewing the Lewis Road landscaping, wall and monument project.

Councilmember Kildee stated the monument greatly improved the gateway to the City. Councilmember McDonald thanked staff for a great job on the project.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-11 approving the final pay estimate, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT

A. Public Hearing - Resolution Approving Financing by the California Municipal Finance Authority (CMFA) of RPD-190 and Joint Exercise of Powers Agreement

Planner Lee stated C&C Development Company, LLC (the "Borrower") has requested that the California Municipal Finance Authority (CMFA) serve as the municipal issuer of the bonds in an aggregate principal amount not-to-exceed \$12,000,000 of tax-exempt revenue bonds. The proceeds of the bonds will be used to: (1) finance or refinance the acquisition, construction, and equipping of approved Residential Planned Development (RPD) No. 190, a 60-unit affordable rental housing project; and (2) pay certain expenses incurred in connection with the issuance of the bonds. She presented a PowerPoint reviewing the Financing by the California Municipal Finance Authority of RPD-190 and Joint Exercise of Powers Agreement.

Councilmember Craven asked if the proceeds would provide funding to the City.

Ben Barker, California Municipal Finance Authority, stated a one-time payment of approximately \$7,500-\$8,000 would go back to the City's general fund.

PUBLIC HEARING OPENED

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

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-12 approving, authorizing, and directing execution of a joint exercise of powers agreement relating to the California Municipal Finance Authority and approving the issuance of revenue bonds by the CMFA for the benefit of C&C Development Company, LLC, to provide for the financing of a 60-unit multifamily affordable rental housing project.

Motion carried 5-0.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to sign Joint Exercise of Powers Agreement No. 2015-5.

Motion carried 5-0.

B. Regional Housing Needs Allocation (RHNA) Update

Assistance City Manager Norman presented a PowerPoint reviewing the City's compliance with the current and previous RHNA cycles, along with the balance of the community's residential for-sale vs. for-rent product.

Councilmember Kildee asked if there is a preferred balance of rental vs. owner occupied properties. Assistant City Manager Norman indicated every community is different.

Councilmember McDonald reiterated that the City is not required to build the housing

units, but the opportunity to build must be available through zoning. Assistance City Manager Norman indicated the City does not have to rezone any property to meet current RHNA requirements.

Councilmember Craven stated in 2011, 2012, and 2013 only two units were built in Camarillo.

Councilmember Craven moved, seconded by Councilmember Kildee, to receive and file the report.

Motion carried 5-0.

- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. GENERAL SERVICES – NONE
- XII. CLOSED SESSION – NONE

#### RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:07 p.m. The Mayor called the Study Session to order at 6:14 p.m.

#### XIV. STUDY SESSION

- A. General Plan Noise Element Update (Joint with the Planning Commission)

Joe Power and George Martin, Rincon Consultants, Inc., presented a PowerPoint reviewing the General Plan Noise Element Update.

The Council felt there needed to be more monitoring at the west end of the city including the Spanish Hills area and at the south east corner of Las Posas Road and the 101 freeway.

#### XIX. DEPARTMENTAL

- A. AB 1234 Training

Assistant City Attorney Davis and Associate Attorney Lisa Kurihara provided ethics training to the City Council and staff.

#### RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:23 p.m. The Mayor reconvened the regular meeting of the City Council at 7:30 p.m.

#### FLAG SALUTE

Councilmember Kildee led the Pledge of Allegiance to the Flag.

#### AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Announcement of Chamber of Commerce Top Ten Community Award Winners

The Mayor announced the Chamber of Commerce's Top Ten Community Award Winners.

B. Area Housing Authority Update

Doug Tapking, Executive Director, provided an update on Area Housing Authority activities. The Council thanked the Area Housing Authority for its efforts over the years.

XVI. PUBLIC SAFETY/INFORMATION

A. Introduce New Police Chief - Commander Monica McGrath

Sheriff Dean introduced Commander McGrath. Commander McGrath stated it was an honor to serve as the City's new Police Chief. She has served all of her ranks in Camarillo. She thanked City Manager Feng for selecting her. The Council welcomed the Commander.

XVII. PUBLIC COMMENTS

Matthew Lorimer requested assistance in restarting talks with IPG. He asked for help with the parking situation at the Lamplighter Mobile Home Park.

Rene Ymzon felt IPG pressures Lamplighter Mobile Home Park residents into signing long-term leases.

Terry Bray thanked the Ventura County Sheriff's Department for addressing her concern over bullying. She stated there is no parking for residents that have more than two vehicles at the Lamplighter Mobile Home Park.

XVIII. PUBLIC HEARINGS

A. Zoning Ordinance Amendment: Addition of New Chapter 19.61 - Temporary Use Permits (TUPS)

Assistant City Manager Norman stated the proposed Ordinance would add Chapter 19.61, Temporary Use Permits (TUPS), to the Municipal Code allowing the Director of Community Development to administratively permit the temporary use of property for certain uses that are compatible with surrounding properties, have adequate parking (or parking that can be arranged off-site), and are generally exempt from the requirements of the California Environmental Quality Act. He presented a PowerPoint reviewing the Temporary Use Permit.

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.1103.

Councilmember Kildee moved, seconded by Councilmember Craven, to waive

further reading and introduce Ordinance No. 1103 adding Chapter 19.61, Temporary Use Permits, to the Camarillo Municipal Code.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Animal Regulation Services Agreement – City Manager Feng stated there will be an update to the agreement between the City and the County for animal regulation services in the upcoming months.

Former RDA Projects – City Manager Feng stated he attended a round of meetings with the consultants on each of the former RDA projects. Staff would provide a report to the Council in the near future.

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.

Newspaper Article – Councilmember Craven stated a news article reported Camarillo received an A in smoke-free outdoor air from the American Lung Association in the State of Tobacco Control 2015 report.

Evaluation Forms – Councilmember Craven requested the Policy Committee review the City Manager and City Attorney evaluation forms.

Santa Maria Refinery – Councilmember McDonald requested the Legislative Committee look into the City's position on the Santa Maria Refinery expansion. City Manager Feng indicated staff would provide a report to the Council on February 11.

Cell Phones – Councilmember McDonald requested the Policy Committee look into cell phone use at the dais.

Camarillo Springs Town Hall Meeting – Vice Mayor Morgan and Mayor Little reported on their attendance at the meeting.

Massage Parlors – Vice Mayor Morgan stated there are several cities that have placed moratoriums on massage parlors. He requested a report on the item. City Manager Feng indicated staff would look into it.

RECESS/RECONVENE IN THE ADMINISTRATIVE CONFERENCE ROOM

XIX. DEPARTMENTAL

A. AB 1234 Training (continued)

Assistant City Attorney Davis and Associate Attorney Lisa Kurihara continued their ethics training to the City Council and staff.

XX. ADJOURN

The meeting adjourned at 10:10 p.m. to February 4, 2015, at 6:30 p.m., Camarillo Public Library.

ATTEST:

  
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Mayor

  
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City Clerk