

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, MAY 27, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:04 p.m.

Councilmembers Present: Bill Little, Mayor  
Mike Morgan, Vice Mayor  
Kevin Kildee, Councilmember  
Jeanette McDonald, Councilmember

Absent: Charlotte Craven, Councilmember

Staff Present: Bruce Feng, City Manager  
Ronnie Campbell, Finance Director  
Tom Fox, Public Works Director  
Jeffrie Madland, City Clerk  
Monica McGrath, Police Department Commander  
Dave Norman, Assistant City Manager  
Richard Petropulos, Administrative Services Director  
Brian Pierik, City Attorney  
Joe Vacca, Community Development Director

I. AMENDMENTS TO THE AGENDA

Item III F was removed from the agenda.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to approve Consent Calendar Items A through K with the exception of Item F.

A. Minutes

Approved the minutes of the City Council meeting held May 13, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-52 approving disbursements dated on or before May 20, 2015.

C. Alcoholic Beverage License – Charron Favreau, 4682 Calle Bolero, #B

Indicated the City wishes to protest issuance of the license pending approval of a conditional use permit.

D. Financial Reports – April 2015

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

1. Investment Report dated April 30, 2015.
2. Chronological Investment Activity Report for the Month Ended April 30, 2015.
3. General Fund Comparative Balance Sheet, February 28, 2015 and March 31, 2015, and March 31, 2014.
4. Minutes of the April 22, 2015 Investment Committee Meeting.

E. Legislative Committee's Recommendations on Current Legislation

Confirmed the Legislative Committee's recommended positions on State Assembly and Senate bills, and ratified the position letters sent.

F. Resolution Exonerating Warranty Securities - LS-12-01 Ponderosa Drive Median Landscape

This item was removed from the agenda.

G. Sole Source Professional Services Agreement - ST-05-01 Santa Rosa Road Widening

Authorized the City Manager to sign Professional Services Agreement No. 2015-32 with Parsons Transportation Group, Inc., in the amount of \$45,028.

H. Resolution Accepting Cash-out and Exonerating Securities - Tract 5350 (Backbone), Western Pacific Housing

Adopted Resolution No. 2015-53 exonerating securities and accepting cash out.

I. Resolution Exonerating Traffic Signal Securities - Tract 5572 Western Pacific Housing

Adopted Resolution No. 2015-54 exonerating the traffic signal securities.

J. Agreement Authorizing City to Acquire Permanent and Temporary Easements

Authorized the Mayor to execute Agreement No. 2015-33 on behalf of the City to acquire permanent and temporary easements necessary for the recycled water distribution line project.

Councilmember McDonald stated that she did not have a personal conflict of interest but Mr. Martinez is one of the owners of Marz Farms which 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.

K. Termination of Agreement - Larie Hall, LLC

Authorized the City Manager to execute Termination of Agreement 2015-34 to terminate covenant restrictions on a 3.59-acres property located on the south side of Verdulera Street approximately 150 feet west of West Ventura Boulevard.

Motion carried 4-0-1 (Craven absent).

IV. CITY COUNCIL

A. Citizen Appointment Committee Recommendation

City Clerk Madland stated the Citizen Appointment Committee met to review

applications and interview applicants to fill a vacancy on the Camarillo Council on Aging. Their recommendation is presented to the City Council.

Councilmember Kildee moved, seconded by Councilmember McDonald, to confirm the appointment of Karen Swisher to the Camarillo Council on Aging.

Motion carried 4-0-1 (Craven absent).

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Public Hearing on Resolution of Necessity for Acquisition of 1.52 acres (Calleguas Land Company, LTD) - Recycled Water Distribution Line

B. Public Hearing on Resolution of Necessity for Acquisition of 1.09 acres (Hiji Investment Company) - Recycled Water Distribution Line

City Manager Feng stated these public hearings were noticed for May 27, 2015. Staff requested the items be continued to June 24, 2015.

PUBLIC HEARINGS OPENED

Hearing no requests to speak, either for or against the items, the Mayor continued the hearings to June 24, 2015.

VII. COMMUNITY DEVELOPMENT

A. Affordable Housing Agreement - Fairfield RPD-186 and RPD-187

Senior Planner Mitchell reviewed a PowerPoint showing the location of RPD-186 (368 apartments) and RPD-187 (82 apartments) at 350 South Lewis Road. The approvals for these developments required they provide at least 5% of the units for very low-income residents. An Affordable Rental Housing Regulatory Agreement was presented which provided a 30 year term. The term of the agreement is limited by State Law.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to execute the Affordable Rental Housing Regulatory Agreement No. 2015-35.

Motion carried 4-0-1 (Craven absent).

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES – NONE

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Update – City Manager Feng stated he attended the third meeting of the Camarillo Tourism Marketing District and the Camarillo Chamber's Legislators luncheon.

Trip Advisor – Administrative Services Director Petropulos stated the Trip Advisor website awarded the Camarillo Library with the 2015 Certificate of Excellence. The library is the number two attraction behind the Camarillo Premium Outlets.

City Hall Plantings - Public Works Director Fox reported drought tolerant plants will be installed at the entrance to City Hall to conserve water and save money.

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.

CityScene - Councilmember Kildee requested an article in the next CityScene to ensure residents understand the permit requirements and guidelines for lawn conversions to drought tolerant materials. Councilmember McDonald requested an article providing unique water conservation ideas.

Camarillo Ranch Foundation Audits – Councilmember McDonald requested the auditors spend extra time with Camarillo Ranch Foundation to ensure they are following standard accounting practices. Finance Director Campbell stated he met with the Foundation’s new treasurer and gave him the auditor’s contact information.

Public Art – Councilmember McDonald requested an agenda item to consider placement of a peace pole.

Recycling Water in Barricades - Councilmember McDonald noted other cities are recycling water used in barricades.

Drought Measures - Councilmember McDonald requested an agenda item to discuss a moratorium on new residential building and grading permits during the drought and discuss updating water studies used to determine water availability for proposed developments.

RPD-193 elacora Springville, LLC – Councilmember McDonald requested the Council consider a review of the Planning Commission’s approval of this item. She felt the approval was not in the best interest of the community given the current drought and it appears the water reports used were outdated and incomplete.

Building Permits - Vice Mayor Morgan requested an agenda item to consider a policy to halt approval of new building permits for developments without approved allotments until the desalter project has been completed or the drought status has ended. He also requested that all new building permits that are in process be required to comply with Stage 3 drought mandates to conserve water.

Funding Request – Mayor Little requested an agenda item to consider a funding request from St. John’s Pleasant Valley Hospital.

## XII. CLOSED SESSION

The City Council recessed at 5:48 p.m. to Closed Session to consider the following item:

F. Conference with Legal Counsel - Anticipated Litigation

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

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:34 p.m. The Mayor called the Study Session to order at 6:39 p.m. with no action to report from Closed Session.

XIV. STUDY SESSION

A. Definition of Arcade

Community Development Director Vacca presented a PowerPoint on a proposal to change the municipal code definition of the number of amusement machines that constitutes an arcade.

B. Website Review

Administrative Services Director Petropulos reviewed the information to be included in the RFP for the City's website update.

C. Library Expansion Review

James Nardini, CWA/AIA, Inc., presented a PowerPoint reviewing the proposed layout of the Young Adults expansion project.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:25 p.m. The Mayor reconvened the regular meeting of the City Council at 7:32 p.m.

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

Billy Gerbasi, Boy Scout Troop 858, requested the Council's assistance in finding a location to install a permanent fire pit to retire American flags. The Council requested staff to provide assistance.

The following Camarillo Springs residents asked for the City's help in processing building permits for the damaged homes, securing additional funding and requiring the hillside property owners to pay for permanent mitigation projects to protect from future floods, and to address potential flooding at the mobile home park:

Barbara Williams  
Phil Eads

Shawn Crane  
Art Silver  
Ted Elliott  
Chuck Wilson  
Bob Spielman  
Hal Hyman  
Gail Edwards  
Susan Spann

Mayor Little reported the Council met on this issue and staff will be making modifications to the requirements for building permits. City Manager Feng stated NRCS is still evaluating the hillside to determine if it is eligible for another project.

Matthew Lorimer expressed concern about the recent changes to user fees. He read a letter stating his disappointment in the owner's rejection of the Rent Review Commission's recommendation regarding Lamplighter Mobile Home Park. He urged the Council to send a letter to the owner encouraging him to abide by the Commission's recommendation.

Vern Savola, Lamplighter Mobile Home resident, stated a number of residents are on a fixed income and requested the Council's help with the rent increase.

Brandon Ramer, Ventura County Community Development Corporation, provided information on their programs to assist first-time homebuyers.

Terry Bray, Lamplighter Mobile Home resident, also asked the Council to encourage the owner to reduce the rent increase and felt their rejection of the Rent Review recommendation should not be allowed to be based on a previous hearing's recommendation.

RPD-193 elacora Springville, LLC – City Attorney Pierik stated that Councilmember McDonald's request for an order of review needs to be on an agenda for Council consideration prior to the appeal deadline which is May 29. The Council supported scheduling a Special Meeting for May 29 at 9:45 a.m.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 8:24 p.m. The Mayor called the Study Session to order at 8:30 p.m.

XIV. STUDY SESSION (Continued)

D. 4th of July Fireworks Event

Assistant City Manager Norman provided a PowerPoint on the event noting the City will be organizing the entire event this year.

XII. CLOSED SESSION

The City Council recessed at 8:45 p.m. to Closed Session to consider the following

items:

A. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – former fire station, 2474 Ventura Boulevard; APN 162-0-160-230 and 160-0-160-445
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director and Bob Burrow
- d. Negotiating Parties – Qualified buyers
- e. Under Negotiation – Price and terms of payment

B. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – former library, 3100 Ponderosa; APN 166-0-020-315
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Administrative Services Director, Community Development Director, Finance Director and Bob Burrow
- d. Negotiating Parties – Qualified buyers
- e. Under Negotiation – Price and terms of payment

C. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – hotel conference center, Ventura Boulevard; APN 229-0-010-090, -110, -150, -590, -610 & -630.
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director and Bob Burrow
- d. Negotiating Parties – Qualified buyers
- e. Under Negotiation – Price and terms of payment

D. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – 12 acre site, W. Ventura Boulevard; APNs 230-0-020-220 and 230-0-010-460
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director and Bob Burrow
- d. Negotiating Parties – Qualified buyers
- e. Under Negotiation – Price and terms of payment

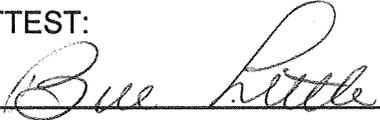
E. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – Cedar Oak 2000-2028 Ventura Blvd.; APNs 162-0-104-010, 162-0-135-050, 162-0-135-060
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director and Bob Burrow
- d. Negotiating Parties – Qualified buyers, Ventura Investment Company and KL Associates
- e. Under Negotiation – Price and terms of payment

XX. ADJOURN

The meeting adjourned at 10:15 p.m. with no action to report from the Closed Session to Tuesday, June 2, 2015, at 9:00 a.m.

ATTEST:

  
\_\_\_\_\_  
Mayor

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