

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JULY 8, 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
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 – NONE

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Craven moved, seconded by Councilmember Kildee, to approve Consent Calendar Items A through G.

A. Minutes

Approved the minutes of the City Council meeting held June 24, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-77 approving disbursements dated on or before July 1, 2015.

C. Request for Qualifications for Design Services – ST-04-01 Daily Drive Fence/Landscaping and ST-15-02 Carmen Drive Median Turf Replacement

Authorized staff to issue a RFQ for professional design services.

D. Solicit Bids - Traffic Signal Rewire TM-2015-1

Directed staff to invite bids for traffic signal rewire at the intersection of Santa Rosa Road and Verdugo Way.

E. Resolution Approving Final Pay Estimate and Accepting Improvements - WT-10-03 Airport Waterline Improvements Phase 1 – HDD Work

Adopted Resolution No. 2015-78 approving the final pay estimate, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

F. Request to Sell Alcoholic Beverages – Camarillo Hospice Chili Cook-off and Music Festival Fundraiser

Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverages Control.

G. Special Event Permit - Camarillo Hospice Chili Cook-off and Music Festival

Authorized staff to issue the special event permit to include the placement of off-site banners.

Motion carried 5-0.

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 and recommended appointing Marlynn Block to fill the unexpired term expiring June 2016.

Councilmember Kildee moved, seconded by Councilmember Craven, to confirm the appointment as recommended.

Motion carried 5-0.

B. Formation of Ad Hoc Committee

Mayor Little recommended the Council consider establishing an ad hoc committee to evaluate the future use of the Los Primeros School site by Studio Channel Islands Art Center (SCIART). He stated the Pleasant Valley School District and SCIART are in discussions regarding the extension of the existing lease for SCIART's continued use of the Los Primeros School Site. Both parties have requested representatives of the City Council participate in the discussions.

Maggie Kildee requested the Council join in on the discussion to provide ideas and options for the best resolution.

Councilmember Craven moved, seconded by Councilmember Kildee, to authorize the Mayor to establish an Ad Hoc Committee and to appoint Mayor Little and Councilmember McDonald to serve on the Committee.

Motion carried 5-0.

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Request for Proposals (RFP) for Professional Services - Camarillo Area Transit (CAT) Operations and Maintenance Services

Public Works Director Fox recommended the Council consider issuing a RFP for

professional services for the operation and maintenance of the CAT fixed-route and Dial-a-Ride services. The Federal Transit Administration does not allow contract extensions beyond those specified in the original RFP. Therefore, the City is required to solicit new competitive proposals for transit management services. He recommended the new RFP specify a maximum contract term of ten years comprised of an initial three-year contract, plus a three-year extension, and four one-year extensions thereafter.

Councilmember Craven stated she has not received any complaints about service with the current operator which has been a welcomed relief.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to direct staff to issue a RFP for transit services.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY

A. Offer to Lease Camarillo Former Library Site

City Attorney Pierik stated the former Library, located at 3100 Ponderosa Drive, was deactivated in 2007 when the new Library on Las Posas was opened. The property was transferred to the City by the County of Ventura in 2009. He recommended the City proceed under the surplus property provisions of the California Government Code. Consultant Bob Burrow presented a PowerPoint reviewing the property location and building.

Mayor Little felt the City should know the cost to rehabilitate the building prior to proceeding with surplus property proceedings and then recommended offering the property for sell and/or lease.

Councilmember McDonald noted rehabilitation costs would be dependent on the future use.

Vice Mayor Morgan moved, seconded by Councilmember Craven, to authorize the City Manager to execute and send an offer letter proposing either sell or lease of the former library property.

Motion carried 5-0.

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES – NONE

XVII. PUBLIC COMMENTS

Greg Margetin, Mothers Against Drunk Driving (MADD), invited the community to participate in the Walk Like MADD 5K fundraiser on July 11 at the Village at the Park Sports Complex. The event is being held in Camarillo this year in honor of Deputy Kostiuchenko, who was killed in the line of duty by a drunk driver.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Funeral Service – City Manager Feng stated he and Assistant City Manager Norman attended the funeral service for the Judi Sedell, wife of former Simi Valley City Manager.

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.

News Article – Councilmember McDonald requested clarification on an article relating to other cities moving forward with a senior transit program. Public Works Director Fox indicated the article created confusion. Camarillo opted out of the program because the City already provides the service through the Dial-a-Ride program. The Camarillo Acorn will write a follow-up article on the City's services.

CityScene Articles – Councilmember McDonald thanked staff for the articles on water conservation tips and water-wise front yards.

Water Supply – Councilmember McDonald requested a presentation on how groundwater agencies plan to recharge the aquifers. Public Works Director Fox indicated staff would bring back a report.

Sister City Committee – Vice Mayor Morgan stated the Committee has reorganized and would provide an update to the Council in the near future.

Fireworks Show – Vice Mayor Morgan stated the program was a success. The Council thanked staff for their work organizing and working the event.

Camarillo Fiesta – Vice Mayor Morgan invited everyone to attend the Camarillo Fiesta this weekend.

Calleguas Creek Bike Path – Councilmember Craven stated she has recently received numerous positive comments about the Calleguas Creek Bike Path.

Water Usage/Conservation – Councilmember Craven stated there seems to be confusion relating to the days residents can water their lawns. Assistant City Manager Norman indicated staff is working on informational pieces to educate residents about water usage and availability.

Mayor Little stated he has received questions about the State's requirements and the City's conservation efforts. He recommended monthly updates to the public.

William F. Kohagen – Councilmember Craven requested the City Council adjourn in the memory of William F. Kohagen. The Council stated Mr. Kohagen was very active in the community.

Mail Theft – Councilmember Craven stated she would be providing information to the City Manager about preventing mail theft.

Animal Services Commission – Councilmember Kildee reported the Ventura County Animal Shelter is at a 93% no-kill rate, which qualifies it as a no-kill shelter.

Record Security – Mayor Little asked about the City's record security system. Administrative Services Director Petropulos indicated the City has several systems in place to secure the City's intranet, website, and data.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:04 p.m. The Mayor called the Study Session to order at 6:14 p.m.

XIV. STUDY SESSION

A. CSUCI 2025 Vision Plan

President Rush presented a PowerPoint on the CSUCI 2025 Vision Plan.

B. Extension of Growth Control Ordinance

Community Development Director Vacca presented a PowerPoint on the 10 year history of the development allotment allocations and actual development within the city and recommended extending the Growth Control Ordinance to 2025.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:11 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. Ventura County Civic Alliance - 2015 State of the Region Report

David Maron, Ventura County Civic Alliance, presented a PowerPoint on the 2015 State of the Region Report.

XVI. PUBLIC SAFETY/INFORMATION

A. Coppers & Choppers and National Night Out Open House

Commander McGrath and Erin Pierik, Executive Director of the Ventura County Sheriff's Foundation, presented a PowerPoint on the Coppers & Choppers event scheduled for July 18 in Camarillo. Commander McGrath proposed combining the Coppers & Choppers and National Night Out Open House events. The City has forty active neighborhood watch programs. She proposed having a barbeque at the police station for the block captains. The Council concurred.

XVII. PUBLIC COMMENTS

Kenneth Hale asked the Council to reconsider the requirements regarding artificial

turf. He felt they did not support the needed water conservation efforts.

David Mandelbaum stated the current live plant requirement in the landscape regulations defeats water conservation efforts and encouraged the City to modify the regulation.

XVIII. PUBLIC HEARINGS

A. Resolution Approving Tentative Tract 5920M(1), Crestview Ranch, LLC

Planning Technician Moran stated Crestview Ranch, LLC, requested approval of a modification to an approved tentative tract map for the subdivision of a 19.15-acre parcel to reduce the number of parcels from 13 residential lots to 12 residential lots, with each parcel containing one acre or greater for development of single-family homes. The site is located on the north side of Crestview Avenue, south of Corte Corrida, and was annexed and pre-zoned RE-1 AC (Rural Exclusive, one acre minimum lot size) under companion applications, Annexation No. 112 and Change of Zone No. 320. He presented a PowerPoint reviewing Tentative Tract No. 5920M(1).

PUBLIC HEARING OPENED

Dave Hasson, Crestview Ranch, LLC, stated the owners of the lots adjacent to the barranca would be required to maintain the barranca. The project will be required to install two street lights on Crestview Avenue.

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

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-79 approving the modification request, TT-5920M(1), subject to the conditions of approval.

Motion carried 5-0.

B. Introduction of an Ordinance Amending Camarillo Municipal Code Chapters 19.04 and 19.16 of Title 19 pertaining to Single-Room Occupancy (SRO) Facilities

Associate Planner Smith recommended the Council consider an ordinance amending Chapters 19.04 and 19.16 of Title 19 of the Camarillo Municipal Code pertaining to SRO facilities. The proposed ordinance would add a definition for SRO facility and delete the definition of "bachelor apartment." In addition, it would amend Chapter 19.16 to establish an appropriate zone location for such use and add specific SRO facility development standards. He presented a PowerPoint reviewing the SRO Zoning Code Amendment.

The Council members expressed concerns that the square footage was not adequate for housing purposes.

Councilmember Craven stated the Mira Vista apartment units are 450 square feet. They are one bedroom apartments with a bathroom, kitchen and living room and people are very grateful to have the units available to live in. She understood the purpose of the new ordinance and felt 400 square feet was sufficient for this type of housing.

Community Development Director Vacca indicated the square footages are consistent with standards other jurisdictions have adopted for SRO units. The units may or may not be built in Camarillo, but the City needs to amend the zoning ordinance to provide the opportunity for the development of single room occupancy units.

Vice Mayor Morgan stated anything less than 400 square feet for two people is too small.

PUBLIC HEARING OPENED

Race Rosutti, a recent college graduate, stated this type of housing was perfect. If this was available to him while he was a student, he would have welcomed the opportunity to live in one.

Hearing no further 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. 1111.

Councilmember Craven moved, seconded by Councilmember Kildee, to waive further reading and introduce Ordinance No. 1111 amending Chapters 19.04 and 19.16 of the Camarillo Municipal Code pertaining to Single-Room Occupancy facilities.

Motion failed 2-3 (Morgan, McDonald, Little dissenting).

Vice Mayor Morgan recommended amending the minimum for a single person to be 300 square feet and the maximum for two people to be 450 square feet.

Vice Mayor Morgan moved, seconded by Mayor Little, to direct staff to amend the minimum and maximum square footages and bring the item back at a future meeting.

Motion carried 3-2 (McDonald, Kildee dissenting).

XIX. DEPARTMENTAL – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 9:02 p.m. The Mayor called the Study Session to order at 9:07 p.m.

XIV. STUDY SESSION (continued)

C. Review Landscape & Irrigation Guidelines

Community Development Director Vacca presented a PowerPoint on the City's current landscape guidelines and their application throughout the City and recommended changes to further encourage water conservation efforts while maintaining aesthetics throughout the community.

XII. CLOSED SESSION

The City Council recessed at 10:00 p.m. to Closed Session to consider the following items:

A. Conference with Legal Counsel - Anticipated Litigation

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

B. 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 in the memory of William F. Kohagen at 11:10 p.m. to July 15, 2015, at 5:00 p.m. in the Administrative Conference Room.

ATTEST



Mayor



City Clerk