

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**ADJOURNED REGULAR MEETING**  
**WEDNESDAY, NOVEMBER 4, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:10 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  
Dave Klotzle, Public Works Director  
Jeffrie Madland, City Clerk  
Monica McGrath, Police Department Commander  
David Moe, Assistant Community Development Director  
Dave Norman, Assistant City Manager  
Richard Petropulos, Administrative Services Director  
Brian Pierik, City Attorney

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

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

A. Minutes

Approved the minutes of the City Council meeting held October 28, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-121 approving disbursements dated on or before October 28, 2015.

C. Other Post-Employment Benefits (OPEB) Annual Investment Policy Review

Received and filed the OPEB Annual Plan Performance Review for fiscal year 2014/2015.

D. Notices Inviting Bids - Fleet Vehicles

Authorized staff to publish Notices Inviting Bids for: AS-2015-1, (2) SUV's; AS-2015-2, 1-Ton Pickup with lift gate; AS-2015-3, 1-Ton Utility Trucks; AS-2015-4, 1-Ton Utility Trucks; and AS-2015-5, Service Van.

- E. Resolution Approving Improvement Plans and Issuance of Water Will-Serve Letter and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - CUP-360 Dr. Hillary Ling

Adopted Resolution No. 2015-122 approving improvement plans and issuance of water will-serve letter and acknowledging receipt of agreements, securities and other necessary documents.

- G. Policy 3.02 Disbursement Processing

Adopted amendments to Policy 3.02, Disbursement Processing.

- H. Policy 3.03 Fiscal Management

Adopted amendments to Policy 3.03, Fiscal Management.

Motion carried 5-0.

- F. Ordinance No. 1111, an Ordinance of the City Council of the City of Camarillo, California, Amending Chapters 19.04 and 19.16 of Title 19 of the Camarillo Municipal Code Pertaining to the Definition of and Permitted Zone for Single-Room Occupancy (SRO) Facilities

Adopted Ordinance No. 1111, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

Motion carried 4-1 (McDonald dissenting).

- IV. CITY COUNCIL – NONE

- V. FINANCE – NONE

- VI. PUBLIC WORKS

- A. Letter of Intent with Camrosa Water District for Recycled Water Deliveries

Public Works Director Fox reviewed the conceptual terms of a Letter of Intent with Camrosa Water District. Staff is exploring a partnership with Camrosa to accept excess recycled water. Camrosa would need to install a pipeline at an estimated cost of \$800,000 to connect to the City's 24-inch recycled water line to the ponds.

Vice Mayor Morgan moved, seconded by Councilmember Craven, to authorize the City Manager to sign Letter of Intent (Agreement No. 2015-88) with Camrosa Water District for recycled water deliveries.

Motion carried 5-0.

- VII. COMMUNITY DEVELOPMENT – NONE

- VIII. CITY ATTORNEY

- A. St. John's Healthcare Foundation Grant Request

City Attorney Pierik reviewed the changes made to the Grant Agreement at the Council's request and recommended adding "unless otherwise agreed in writing" to

paragraph 8.

Councilmember McDonald requested a change to paragraph 4 to indicate that Dignity Health will purchase the equipment and the Foundation will submit for reimbursement from the City.

Councilmember Kildee moved, seconded by Councilmember Craven, to approve Grant Agreement No. 2015-89, as revised.

Motion carried 5-0.

IX. CITY MANAGER

A. Former Camarillo Library Exclusive Negotiation Agreement

City Manager Feng stated the City solicited offers for lease or purchase of the former Camarillo Library property located at 3100 Ponderosa Drive in accordance with the Government Code. The City received one response from the Pleasant Valley School District (PVSD). He recommended the City enter into an Exclusive Negotiation Agreement with PVSD.

RaeAnne Michael, PVSD Superintendent, stated the District would like to use the location for the P.E.E.P. (Pre-School Early Education Program) which serves special needs children. There are currently 120 students and 95% are Camarillo residents. This would allow them to free up existing classroom space. The District has grant money to assist in the acquisition and remodeling of the building with an estimated 2018 move-in date.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to authorize the City Manager to execute an Exclusive Negotiation Agreement No. 2015-90 with the PVSD for 90 days, subject to extension by the City for two, 60-day periods, to further negotiate the price and terms for the possible conveyance of the former library to the PVSD.

Motion carried 5-0.

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES – NONE

XII. CLOSED SESSION

The City Council recessed at 5:44 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: six.

B. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – hotel conference center, Ventura Boulevard; APN 229-0-010-090, -110, -150, -590, -610 & -630
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager,

- Community Development Director, Finance Director and Bob Burrow
4. Negotiating Parties – Qualified buyers
  5. Under Negotiation – Price and terms of payment

C. Public Employee Performance Evaluations

1. Authority - Government Code Section 54957
2. Titles - City Manager and City Attorney

D. Conference with Labor Negotiators

1. Authority – Government Code Section 54957.6
2. Agency designated representatives – City Attorney
3. Unrepresented employee - City Manager

RECONVENE/CALL TO ORDER/ROLL CALL

The Mayor called the meeting back to order at 7:30 p.m. with no action to report from Closed Session.

FLAG SALUTE

Councilmember Kildee led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XIV. PRESENTATIONS

A. Kiwanis Club of Camarillo - Peanut Day Fundraising Event

The Kiwanis Club of Camarillo announced its annual Peanut Day fundraising event.

B. Camarillo Hotel and Tourism Association Update

Adriana Huizar, Executive Director, Camarillo Hotel & Tourism Association reviewed a PowerPoint providing an update on their activities.

XV. PUBLIC SAFETY/INFORMATION – NONE

XVI. PUBLIC COMMENTS

Matt Lorimer stated he supported taking action on a Camarillo Springs debris flow project and reiterated his request for a rent stabilization ordinance.

XVII. PUBLIC HEARINGS

A. Area Housing Authority of the County of Ventura Bond Financing for Bradford Apartments

Michael Nigh, Executive Director, Area Housing Authority of the County of Ventura, reviewed their plan to acquire and rehabilitate 27 units located at 126 West Ripley Street, 127 West Calle La Sombra, and 131 West Ponderosa Street. In order to finance the project they need to issue approximately \$5,500,000 in multifamily housing tax-exempt revenue bonds which requires the City Council to approve the issuance. They will assist in the temporary relocation of current residents during the

rehabilitation and anticipate it being completed in 2016.

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. 2015-123 approving the issuance of the bonds by the Area Housing Authority.

Motion carried 5-0.

B. Resolution Approving 2016 Development Allocation Cycle/Award of Development Allotments

Consultant Bob Burrow presented a PowerPoint reviewing the 2016 residential development allotment applications. Two projects qualified, requesting 129 allotments.

Councilmember McDonald suggested the point structure be reviewed for evaluating allotments.

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 Mayor Little, to confirm the point ratings, as recommended by the Residential Development Evaluation Board, and adopt Resolution No. 2015-124 awarding the 2016 Development Allocations, as determined by the City Council.

Motion carried 4-1 (McDonald dissenting).

C. Ordinance Extending Municipal Code Chapter 20.01 Residential Development Control Ordinance

Senior Planner Lee presented a PowerPoint giving background on the City's Residential Development Control Ordinance. The proposed ordinance would extend Chapter 20.01 through December 31, 2025, and continues to allow the granting of 400 allocations/allotments for dwelling units each year, with exceptions for certain types of units. The various implementing measures, including the review criteria, would remain in effect with the extension of the ordinance.

Councilmember McDonald stated she supported reducing the maximum number of allotments from 400 to 200 and felt the report and notice to the community should have indicated the Council had the ability to decrease the maximum number of allotments.

The Council discussed the number of allotments and noted that 400 provided flexibility to address pending projects and RHNA numbers, and historically the full 400 allotments were rarely awarded.

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. 1118.

Vice Mayor Morgan moved, seconded by Councilmember Craven, to waive further reading and introduce Ordinance No. 1118 extending Camarillo Municipal Code Chapter 20.01 through December 31, 2025, which will continue to allow the granting of 400 allotments for dwelling units each year.

Councilmember McDonald stated she supports the extension of the Residential Development Control Ordinance, but would have preferred a decrease in the number of annual allotments allowed.

Motion carried 5-0.

D. Resolution Setting the Amount of Water Rates and Charges in the City of Camarillo

Finance Director Campbell and Sanjay Gaur, Raftelis Financial Consultants, Inc., presented a PowerPoint reviewing the proposed 7% annual increase in water rates for 2016 and 2017. He noted the increase is necessary to cover increasing costs, including compliance with the Department of Health Services safe drinking water regulations, increasing costs of imported water, and other operational expenses, maintenance of required capital reserves, and improvements to the water infrastructure system.

Councilmember Craven felt the Council needed to review potential revenue from recycled water rates to decrease the capital expenses and help lower rates.

Councilmember McDonald suggested delaying the increase in rates until the City received status of the grant applications. Public Works Director Fox stated the grants are on a reimbursement basis and the City would not receive any money for at least two years. Staff recommended proceeding with the rate increase.

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. 2015-125 setting the amount of water rates and charges for January 1, 2016, and January 1, 2017.

Motion carried 4-1 (McDonald dissenting).

E. Ordinance Amendment to Camarillo Municipal Code Chapter 14.14 Pertaining to Water Efficient Landscapes and, Resolution Amending City's Landscape and Irrigation Guidelines

Senior Planner Lee stated this is the second reading of the Ordinance that was introduced on October 28, 2015. The Ordinance will amend Camarillo Municipal Code Chapter 14.14 to adopt the updated State Model Water Efficient Landscape Ordinance by reference.

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. 1117.

Vice Mayor Morgan moved, seconded by Councilmember Craven, to waive further reading and adopt Ordinance No. 1117 amending and restating Chapter 14.14 of the Camarillo Municipal Code pertaining to water efficient landscapes.

Motion carried 5-0.

F. Ordinance Amending Municipal Code Chapter 14.12, Water Conservation Measures, and Resolution Redeclaring a Stage 2 Water Shortage Condition and Imposing Additional Conservation Measures (Continued from October 28, 2015)

Public Works Director Fox reviewed the proposed Ordinance which provides for additional water conservation measures to Stages 2 and 3 of the City's water conservation program under Municipal Code Chapter 14.12 and the Resolutions to re-declare a Stage 2 water shortage to impose these additional conservation measures and to establish a Water Conservation Program.

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. 1116.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to waive further reading and adopt Ordinance No. 1116 amending Municipal Code Chapter 14.12, Water Conservation Measures.

Motion carried 5-0.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-126 Redeclaring a Stage 2 Water Shortage Condition and Imposing Additional Conservation Measures.

Motion carried 5-0.

Vice Mayor Morgan moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-127 establishing a Water Conservation Credit Program.

Motion carried 5-0.

XVIII. DEPARTMENTAL

A. Camarillo Springs Debris Flow

Public Works Director Fox stated staff evaluated both projects, Debris Barrier and Camarillo Springs, based on public safety, length of construction, cost, and future maintenance, and recommends the Debris Barrier project. The City received two bids on the Debris Barrier project. Both bidders have agreed to collaborate on the project by each providing their individual expertise to further reduce the overall cost of the project. He presented a video demonstrating the effectiveness of debris

barriers. Debris barriers have been successfully tested to withstand strong debris flows while rigid barriers, as proposed in the Camarillo Springs project, are based on the best estimate of what would work.

City Manager Feng stated if the Council approved the Debris Barrier project, he would proceed with his authority under the City's emergency abatement procedures.

The following people spoke in support of the Camarillo Springs project:

Jim Lingl representing Camarillo Springs Common Area Association  
Phil Eads  
Ted Elliott  
Tom Staben  
Barbara Williams  
Elton Gallegly

Barbara Williams stated if the City proceeded with the Debris Barrier project, the Camarillo Springs Homeowners Association would not authorize use of the access road for construction purposes.

City Attorney Pierik asked for clarification on who owned the access road, how Tom Staben would access the area for the Camarillo Springs project if the Camarillo Springs HOA is not granting use of the temporary access road, and if there were any other board members present and, if so, if they agreed that Ms. Williams was speaking on their behalf.

Barry Gilbert, Camarillo Springs HOA board member, stated there are five members and they would need to take a vote regarding the access road. He supported any project that would improve the safety of the hillside.

## XII. CLOSED SESSION

The City Council recessed back to Closed Session at 10:52 p.m. and reconvened at 11:25 p.m.

## XVIII. DEPARTMENTAL

### A. Camarillo Springs Debris Flow (continued)

The following people again spoke in support of the Camarillo Springs project:

Tom Staben  
Jim Lingl representing Camarillo Springs Common Area Association  
Barbara Williams

Vice Mayor Morgan and Mayor Little did not support moving forward on the Debris Barrier project because they felt both projects were worthy of further consideration.

Councilmembers Craven, Kildee and McDonald supported staff's recommendation. The Camarillo Springs community needs a project to move forward to protect their homes. If the City is not allowed access to the area, the remaining option is the no project alternative.

Councilmember Craven moved, seconded by Councilmember Kildee, to authorize the City Manager to sign a contract with Access Limited Construction for an amount

not-to-exceed \$1,700,000 for the construction of the base bid work for the Debris Barrier project designed by Kane Geotech and for the additional work described in Bid Alternate No. 1 subject to receipt by the City of written permission from the necessary Associations and/or property owners granting access to the construction site in a form approved by the City Manager no later than November 6, 2015, at noon.

Motion carried 3-2 (Morgan and Little dissenting).

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

- A. City Manager – City Manager Feng stated staff had a very productive Emergency Operations Center drill based on an El Niño scenario.
- 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.

El Niño presentation – Councilmember Craven recommended airing the Area Housing Authorities Tools for Landlords presentation as it provides information for property owners to protect their homes.

Winter Warming Shelter – Councilmember Craven requested a discussion regarding funding for the winter warming shelter.

XII. CLOSED SESSION

The City Council recessed back to Closed Session at 11:56 p.m.

XIX. ADJOURN

The meeting adjourned at 12:20 a.m.

ATTEST:

  
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Mayor

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