

MINUTES
CITY OF CAMARILLO CITY COUNCIL
ADJOURNED REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2015

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:03 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
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 L.

A. Minutes

Approved the minutes of the City Council meetings held November 4, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-128 approving disbursements dated on or before November 11, 2015.

C. Financial Reports – October 2015

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

1. Investment Report dated October 31, 2015
2. Chronological Investment Activity Report for the Month Ended October 31, 2015

3. General Fund Comparative Balance Sheet, August 31, 2015 and September 30, 2015, and September 30, 2014
4. Minutes of the October 26, 2015 Investment Committee Meeting

D. Extend Professional Services Agreement - Record Storage

Authorized a one-year extension of Agreement No. 2012-32A with Access Information Management.

E. Ordinance No. 1118, an Ordinance of the City Council of the City of Camarillo, California, Re-adopting and restating Chapter 20.01 of the Camarillo Municipal Code Relating to Residential Development Control

Adopted Ordinance No. 1118, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

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

Indicated the City does not object to the issuance of one-day beer and wine permits by the Department of Alcoholic Beverages Control for each of the five events.

G. Resolution Approving Improvement Plans, Acknowledging Receipt of Agreements and Other Necessary Documents - IPD-35M(3) Roadrunner

Adopted Resolution No. 2015-129 approving improvement plans and acknowledging receipt of agreements and other necessary documents, and authorizing the City Engineer to sign improvement plans.

H. Appropriation - ST-12-05 Glenbrook Avenue Culvert Improvements

Authorized an appropriation of \$185,000 to Account No. 410-8510-485.92-41, ST-12-05 Glenbrook Avenue Culvert Improvements and approved a change order to the Annual Overlay Program.

I. Traffic Signal Pole Replacement on West Ventura Boulevard - TM-2015-3

Authorized the City Manager to sign Maintenance Services Agreement No. 2015-92 with Traffic Development Services, Inc., for traffic signal pole replacement in the amount of \$18,550.

J. Resolution Amending the Hourly Rates of Non-Classified Positions

Adopted Resolution No. 2015-130 amending the hourly rates of non-classified positions to comply with state minimum wage requirements.

K. Christmas Parade – Special Event Permit

Authorized the temporary closure of the streets being used for the annual Christmas Parade on Saturday, December 12, 2015, between 6 a.m. and 1 p.m.

L. Alcoholic Beverage License (ABC) – Basil & Mint Vietnamese Cafe

Indicated the City does not wish to protest issuance of the ABC license for Basil & Mint Vietnamese Cafe if the license is conditioned to restrict off-premise sales.

Motion carried 5-0.

- IV. CITY COUNCIL – NONE
- V. FINANCE – NONE
- VI. PUBLIC WORKS – NONE
- VII. COMMUNITY DEVELOPMENT

A. Exclusive Negotiation Agreement - Cedar Oak Mixed-Use Project

Councilmember McDonald excused herself due to a conflict of interest because the proposed developer is a client of her employer. She left the dais.

Consultant Burrow presented an Exclusive Negotiation Agreement for development of the Cedar Oak Mixed-Use project in Old Town Camarillo.

Councilmember Kildee emphasized it was very important to ensure the retail portion of the project is successful.

Ernest Mansi, CEO, Aldersgate Investment, LLC, stated his firm was excited to have been selected for the project. He has past experience with commercial and recently completed a mixed use project in Oxnard. The retail portion has not yet been occupied.

Councilmember Craven also expressed concern about the viability of the retail component. She had hoped the City would have had entered into the negotiations with a developer who had current experience with mixed-use.

Mayor Little felt Mr. Mansi's experience would result in a successful project.

Vice Mayor Morgan moved, seconded by Mayor Little, to authorize the City Manager to execute Exclusive Negotiation Agreement No. 2015-93 with Aldersgate Investment, LLC.

Motion carried 4-1 (McDonald absent).

Councilmember McDonald returned to the meeting.

- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. ADMINISTRATIVE SERVICES

A. Agreement with Library Systems & Services, LLC, and Additional Appropriations

Administrative Services Director Petropulos presented an agreement for continuation of professional services with Library Systems & Services, LLC, (LSSI) for library operations at the Camarillo Public Library. The agreement contains a 2% rate increase per year over the five years.

Councilmember McDonald acknowledged that LSSI has done a great job at the library but she was bothered by the built-in 2% increase.

Councilmember Kildee moved, seconded by Councilmember Craven, to authorize

the City Manager to execute Agreement No. 2015-94 with Library Systems & Services, LLC, and authorize the appropriations for the remainder of the 2015/16 fiscal year in the total amount of \$23,300.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

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.

VCOG – Councilmember McDonald reported on the discussion regarding the potential legalization of marijuana. The deadline to have an ordinance in place is March 1, 2016. City Attorney Pierik indicated staff has been reviewing the matter. The Planning Commission will hear the item on December 1 and it will be forwarded to the Council the first meeting in January 2016.

Happy Thanksgiving – Councilmember McDonald wished everyone a Happy Thanksgiving Day.

Rent Review – Councilmember Craven requested an update on the Rent Review policy. City Manager Feng indicated staff recently met to discuss the final draft and it will be coming forward to the Council soon.

Supermarket – Councilmember Craven requested staff contact Patrick Donahue to express the need for another supermarket at the former Haggen site.

Larry Chimbole – Councilmember Craven reported Larry Chimbole recently passed away. Mr. Chimbole provided guidance to the City's incorporation committee, which ultimately led to the City's incorporation.

Holiday Traffic – Vice Mayor Kildee asked whether staff was ready for Black Friday at the Premium Outlets. Public Works Director Fox indicated plans are in place to manage the holiday weekend.

Former Cocos Restaurant – Councilmember Kildee asked if there are any plans for the former restaurant site. Community Development Director Vacca indicated the site is vacant; however, Steve Thomas BMW is utilizing the parking lot during its current construction project.

Former 76 Service Station – Councilmember Kildee requested an update on the site. Community Development Director Vacca indicated staff received an application for a bank at that location.

Kinkos Property – Councilmember Kildee stated the property is still in bad shape. Community Development Director Vacca reported Code Compliance staff is working with the property owner.

Ad Hoc Committee – 50th Anniversary of the Vietnam War – Mayor Little received a letter from the Department of Defense inviting the City to become a Commemorative

Partner to recognize the 50th Anniversary of the Vietnam War over a three year period. He stated he was establishing an ad hoc committee to oversee the City's participation. Councilmember Craven and Vice Mayor Morgan volunteered for the committee.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 5:51 p.m. The Mayor called the Study Session to order at 6:08 p.m.

XIV. STUDY SESSION

A. Facility Reserve Study

Finance Director Campbell and Gary Porter, Facilities Advisors, Inc., presented a PowerPoint reviewing the results of the Facility Reserve Study.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 6:40 p.m. 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: five.

B. Public Employee Performance Evaluations

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

C. Conference with Labor Negotiators

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

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Mayor reconvened the regular meeting of the City Council at 7:30 p.m. with no action to report from Closed Session.

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

Grace Winner stated she has been unable to live in her Bradford Apartment since May due to mold issues. She asked for the City's assistance with being relocated.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

A. Joint Land Use Study (JLUS) – Naval Base Ventura County

Steve DeGeorge, Planning Director, Ventura County Transportation Commission and Rick Rust, Matrix Design Group, Inc., presented a PowerPoint reviewing the JLUS for the Naval Base Ventura County. Staff recommended approval of a resolution showing support of the JLUS.

Councilmember Craven stated there are follow-up items for the City outlined in the report.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2015-131 endorsing the Naval Base Ventura County Joint Land Use Study.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Camarillo Springs – City Manager Feng and Public Works Director Fox provided an update on the project. The project has commenced. City staff has developed an information outreach program which will provide weekly updates on the City's website.

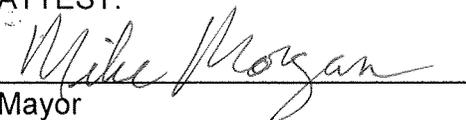
XII. CLOSED SESSION

The City Council recessed back to Closed Session at 8:15 p.m.

XX. ADJOURN

The meeting adjourned at 11:20 p.m. to December 2, 2015, at 7:30 p.m. with no reportable action from the Closed Session.

ATTEST:



Mayor



City Clerk