

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, FEBRUARY 10, 2016

CALL TO ORDER/ROLL CALL

Mayor Morgan called the meeting to order at 5:08 p.m.

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

Staff Present: Bruce Feng, City Manager
 Ronnie Campbell, Finance 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 Councilmember Little, to approve Consent Calendar Items A through F.

A. Minutes

Approved minutes of the City Council meeting held January 27, 2016, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2016-12 approving disbursements dated on or before February 3, 2016.

C. Annual Committee Reports

Received and filed the annual reports.

D. Resolution Initiating Proceedings for Camarillo Landscape Maintenance District and Ordering Preparation of an Engineer's Report

Adopted Resolution No. 2016-13 initiating proceedings for the Camarillo Landscape Maintenance District and ordering the preparation of an Engineer's Report.

E. Resolution Accepting Public Improvements and Warranty Securities; Exonerating Performance Securities – IPD-399 Camarillo Airport Business Center 3/6, LLC

Adopted Resolution No. 2016-14 accepting public improvements and warranty

securities and exonerating the appropriate performance securities.

F. Property Assessed Clean Energy Program to Finance Residential and Commercial Renewable Energy Efficiency and Water Conservation Projects

Adopted Resolution No. 2016-15 consenting to the inclusion of properties within the City's Incorporated Area in CHF Community Facilities District No. 2014-1 (Clean Energy); Adopted Resolution No. 2016-16 consenting to the inclusion of properties within the City's Incorporated Area in the CHF PACE Program; approved associate membership in the CHF JPA; and authorized the City Manager to execute all documents necessary to join the YgreneWorks CHF PACE program.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS – NONE

VII. COMMUNITY DEVELOPMENT

A. Funding for Winter Homeless Hotel Voucher Program

Assistant Community Development Director Moe stated the Council previously approved a contribution to the West Ventura County Winter Warming Shelter and up to \$14,140 to fund bus service to the shelter and back to Camarillo. Due to lack of interest in the bus service, staff recommended the funds be reprogrammed into a temporary hotel voucher program for the homeless for Winter 2016. The program would provide a one night stay if rain is forecasted or if the temperature is anticipated to drop below 45 degrees. Currently, Motel 6 and the Goodnight Inn have agreed to participate in the program.

Councilmember Craven requested a follow up report on participation in the program.

Councilmember Craven moved, seconded by Councilmember Kildee, to reallocate funding dedicated for transportation to the Warming Shelter and repurpose the funding for a temporary hotel voucher program for Winter 2016.

Motion carried 5-0.

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES – NONE

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager – None

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.

City Streets – Councilmember Kildee commended staff and the Council for the quality of the streets throughout the City.

Ventura County Transportation Commission – Councilmember Little stated VCTC is considering supporting a sales tax for transportation purposes. Vice Mayor McDonald requested a discussion on the item before VCTC takes any action regarding a tax.

XVII. PUBLIC COMMENTS

Kelly Long, Pleasant Valley School District, thanked the Council for considering the District's proposal to acquire the former library building to house their Preschool Early Education Program (PEEP) program.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 5:46 p.m. The Mayor called the Study Session to order at 6:00 p.m.

XIV. STUDY SESSION

A. Mid-Year Budget Report (Joint with the Camarillo Sanitary District)

Finance Director Campbell gave a PowerPoint presentation on the mid-year budget review with supplemental changes outlined by staff.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 7:00 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: two.

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 – Pleasant Valley School District
- e. Under Negotiation – Price and terms of payment

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 Little led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Recognition of Camarillo Moose Lodge - Annual Thanksgiving Holiday Feast

B. Tanya Kellam provided the 211 Annual Report

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Ronald Vang asked the Council to consider using the former fire station as a homeless shelter.

Terry Bray reiterated her ongoing issue regarding substandard work that was performed on her mobile home. As a result, she filed a claim against the City.

Matt Lorimer expressed concern about the work on Terry Bray's home and the use of taxpayer money for police services at the Camarillo Premium Outlet during Black Friday.

Police Commander McGrath indicated the Police Department provides public safety services at all centers throughout the City on Black Friday.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

A. Ordinance Amending Rent Review Chapter 10.50 of the Camarillo Municipal Code

Assistant City Attorney Davis presented proposed amendments to the Chapter 10.50 of the Camarillo Municipal Code establishing a Rent Review Mediation Commission charged with the task of attempting to resolve disputes over proposed rent increases. The ordinance cleans up language that was left over from prior amendments and reflects the current practice of the Rent Review Commission. He reviewed several additional amendments as reflected in the red folder document.

The Council reviewed and discussed the ordinance and requested additional changes to the draft ordinance.

Matt Lorimer expressed concern over the ordinance and requested the Council delay action on the ordinance. Move-in fees at Lamplighter Mobile Home Park continue to increase making it the most expensive park in the County.

Terry Bray stated the revisions to Rent Review Chapter 10.50 do not empower residents to stop rent increases. The City of El Monte adopted a rent stabilization ordinance last year protecting 22 mobile home parks.

Rene Ymzon requested changes to the ordinance to maintain the posting requirement for maximum rent, reinstate the option of judicial review, and encouraged the Council to reevaluate adoption of a rent stabilization ordinance.

Bart Stern, Ventura Investment Company and Rent Review Commissioner, stated the voluntary mediation process has worked very well for many years. He provided

recommendations for revisions to the ordinance.

Diane Hauffen stated residents of the Lamplighter Mobile Home Park need to help to stop the continuing high rent increases. The HOA does not effectively represent the residents.

Councilmember Little felt it was a good ordinance, but it will not resolve the current issues at Lamplighter Mobile Home Park. He suggested looking into how other cities have addressed rent stabilization ordinances.

Vice Mayor McDonald stated the ordinance clarifies language, making it easier to utilize and administer. She recommended adopting the ordinance as an interim fix and requested a report from staff on the City of El Monte's newly adopted ordinance and how other cities have addressed increasing rents.

Councilmember Craven stated she would like to see the rent stabilization ordinances from the cities of Marin, Modesto and Thousand Oaks before adopting the ordinance.

Councilmember Kildee supported adopting the ordinance now and amending it in the future if necessary.

City Attorney Pierik read the title of Ordinance No. 1121.

Councilmember Little moved, seconded by Vice Mayor McDonald, to waive further reading and introduce Ordinance No. 1121 amending and restating Chapter 10.50 of the Camarillo Municipal Code with changes presented by staff and discussed by the Council.

The Council directed staff to return to the Council with an analysis of rent stabilization ordinances for mobile home parks from other cities including El Monte, Modesto, Marin, and Thousand Oaks.

Motion carried 5-0.

B. 2015/16 Mid-Year Budget Report

Finance Director Campbell presented a PowerPoint on the mid-year budget report and proposed amendments to the budget, including supplemental changes.

Councilmember Kildee moved, seconded by Councilmember Little, to approve the 2015/16 Mid-Year Budget Report and authorize the City Manager to adjust the 2015/16 Budget and make the necessary appropriations.

Motion carried 5-0.

Mayor Little asked staff to monitor sales tax receipts and keep the Council informed. Finance Director Campbell stated the City receives information on a quarterly basis and that information will be provided to Council.

XX. ADJOURN

The meeting adjourned at 10:19 p.m.

ATTEST:



Mayor



City Clerk