

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, APRIL 13, 2016**

CALL TO ORDER/ROLL CALL

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

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

Staff Present:                    Dave Norman, City Manager  
                                          Ronnie Campbell, Finance Director  
                                          Tom Fox, Interim Assistant City Manager  
                                          Dave Klotzle, Public Works Director  
                                          Jeffrie Madland, City Clerk  
                                          Cory Rubright, Police Department Captain  
                                          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 Vice Mayor McDonald, to approve Consent Calendar Items A through J.

A.     Minutes

Approved the minutes of the City Council meeting held March 23, 2016, as presented.

B.     Resolution – Approval of Disbursements

Adopted Resolution No. 2016-33 approving disbursements dated on or before April 6, 2016.

C.     Youth Employment Service Quarterly Activity Report – January, February, and March 2016

Received and filed the quarterly activity report submitted by the Boys & Girls Club of Camarillo.

D.     Resolution Authorizing Application to Purchase State and Federal Surplus Property

Adopted Resolution No. 2016-34 authorizing purchases by designated staff and submittal of the renewal application and other related documents to the State of California, Department of General Services.

- E. Invite Bids - AS-2015-14, Construction Services for Public Counter Relocation  
Authorized staff to invite bids for relocation of the Building & Safety public counter.
- F. Request for Proposal - AS-2015-16, Network Virtualization and Offsite Data Backup Project  
Authorized staff to advertise an RFP for AS-2015-16.
- G. Purchase - HP Storage Area Network Equipment  
Authorized the purchase of an HP Storage Area Network using the NASPO Valuepoint Cooperative Purchasing Program Minnesota Master Agreement No. MNWNC-11 and MNNVP-134 and California Participating Addendum No. 7-15-70-34-002 from Lanspeed in the total amount of \$37,537.50.
- H. Invite Bids - Fleet Vehicles  
Authorized staff to invite bids for AS-2015-11 - 1/2-Ton 2WD Pickup Truck; AS-2015-12 - 1/2-Ton 2WD Super Cab Pickup Truck; and AS-2015-13 - 1/2-Ton 2WD Pickup Truck.
- I. Resolution Authorizing Application to the California Department of Resources Recycling and Recovery  
Adopted Resolution No. 2016-35 authorizing the City Manager to submit an application for funding to CalRecycle, execute any forms necessary to secure \$17,217 in Beverage Container Recycling City/County Payment Program funds, and carry out the specified activities required by CalRecycle.
- J. Resolution adopting Amended and Restated ICMA-RC Governmental Money Purchase Plan & Trust Document  
Adopted Resolution No. 2016-36 adopting the amended and restated ICMA-RC Governmental Money Purchase Plan & Trust document and authorizing the City Manager to execute the Adoption Agreement No. 2016-22.

Motion carried 5-0.

#### PUBLIC COMMENTS

Ron Vang stated he was homeless and reiterated his request to help the local homeless population by converting the former Fire Station to a shelter.

#### IV. CITY COUNCIL

##### A. County-Wide Transportation Tax

City Manager Norman presented a PowerPoint on Ventura County Transportation Commission's (VCTC) proposed transportation tax. The Commission is currently working on the proposed spending plan, which includes the allocation to each city for local streets. The tax allocation will be part of the ballot language.

Councilmember Craven supported the proposed transportation tax, noting transportation was the biggest issue in the County, and she did not think the sales

tax increase would impact tourism.

Councilmember Kildee stated the City would benefit both directly and indirectly from the planned improvements and the sales tax increase per purchase would be nominal.

Vice Mayor McDonald felt the proposed allocation for highway improvements was inadequate to meet the County's needs and was concerned the County would pressure the Board to increase the percentage for public transportation.

Mayor Morgan expressed concern about the proposed spending plan noting there are other highways within the County that need to be addressed, but he supports a transportation tax.

The Council encouraged a city distribution between 40%-50%.

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Agreement - Water Conservation Credit Program

Deputy Public Works director McGovern reviewed a PowerPoint on the proposed agreement for services to implement and administer the City's Water Conservation Credit Program.

Ajay Dhawan, president of WaterWise Consulting, Inc., responded to questions from Council on the costs to administer the project, estimated program start date, and reports to demonstrate the success of the program.

Vice Mayor McDonald wanted to assure the program would reduce water use directly proportional to the amount the new development would use. Interim Assistant City Manager Fox stated staff has estimated the amount of water new development would use and expects the program will meet or exceed this amount through conservation or staff would seek to revise the amount developers contribute to the program.

Councilmember Craven stated she would support the agreement to ensure the program gets established, but expressed concern that the administrative costs would deplete the fund. Interim Assistant City Manager Fox stated staff will closely monitor the costs to ensure the program results in the expected water conservation.

Councilmember Kildee moved, seconded by Councilmember Little, to authorize the City Manager to sign Agreement No. 2016-21 with WaterWise Consulting, Inc., for an amount not-to-exceed \$90,000.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:19 p.m. The Mayor called the Study Session to order at 6:24 p.m.

XIV. STUDY SESSION

A. Trolley Update

Councilmember Kildee recused himself from the presentation due to a conflict.

Interim Assistant City Manager Fox gave an update on the trolley program's usage, schedule, and budget.

B. Federal Grant Update

Councilmember Kildee rejoined the meeting.

Hal and Sally Furman, The Furman Group, presented a PowerPoint and reviewed their progress in seeking federal funding for the desalter and other water projects.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:28 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. Adolfo Camarillo High School Girls Varsity Basketball Team

Mayor Morgan presented certificates to the team in recognition of winning the Coastal Canyon League Championship.

B. Adolfo Camarillo High School Boys Varsity Basketball Team

Mayor Morgan presented certificates to the team in recognition of finishing second in the Coastal Canyon League Championship.

C. Adolfo Camarillo High School Girls JV Basketball Team

Mayor Morgan presented certificates to the team in recognition of their undefeated season.

D. Adolfo Camarillo High School Varsity Wrestler - Nicole Joseph

Mayor Morgan presented a certificate to Nicole Joseph in recognition of placing second at the California Interscholastic Federation State Girls Wrestling Championships.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matt Lorimer felt the City's Fraud Policy requires an impartial investigation into the embezzlement from Camarillo Fiesta Association.

Amanda Fagen, Community Planning Officer for NBVC, shared an aircraft noise advisory for an upcoming exercise at Point Mugu and thanked staff for continuing to advise the military on any new residential developments.

Cynthia Glass, former Fiesta Association member, addressed her concerns regarding the embezzlement from the Camarillo Fiesta Association.

Terry Bray expressed her displeasure that the upcoming Rent Review Mediation was scheduled in the morning noting it is a hardship for low-income residents to take time off from work. She requested it be rescheduled to the evening.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

A. Rent Issues and Options - Camarillo Lamplighter Mobilehome Park

Assistant City Attorney Davis provided a PowerPoint giving an analysis of the rental situation in the Park, reviewing rental options in the City, and addressing resident options for ensuring an appropriate level of financial stability and certainty in terms of future rent increases through the execution of a long-term lease or under a rent stabilization ordinance.

Amber Monte, President of IPG, presented a PowerPoint reviewing their management of the park, the rate of sales, and benefits of long-term leases. She noted the owner is willing to pay for a third party to explain the legal terms in the long-term leases to help reluctant residents make an informed decision on whether to sign a lease.

The following people addressed their concerns about rent increases, the need for a Rent Stabilization Ordinance, the qualifications for the rental assistance program, and the long-term lease, in particular wording in the lease which makes it difficult to obtain mortgage financing:

Fred Folden  
Ann Kralick  
Janet de Spain  
Matt Lorimer  
Rene Ymzon

Diane Hauffen  
Linda Thayer  
Terry Bray  
Randy Long, realtor  
Joe Ahearn, realtor

The following people stated they are happy with their long-term leases and the great management team that has added new activities for the residents:

Letia Thomas  
Eva Cisneros

Amber Montes stated she had just become aware of the concern from the mortgage lenders and they were looking into changing that language in the long-term lease. She agreed to modify the criteria in the rental assistance program to remove vehicles from the list of personal property.

Councilmember Little stated there is no clear answer to the situation. One of the biggest factors in the increasing rents within the County is the lack of rental and lower-income housing.

Councilmember Craven agreed the Rent Review Mediation meetings should be held scheduled to accommodate the tenants.

City Clerk Madland explained the factors involved in scheduling the meetings including the limited availability of the chambers in the evenings and coordinating the availability of the attorney, the seven Commissioners, and staff.

Vice Mayor McDonald felt a number of the issues and misconceptions could be resolved through better communication, possibly facilitated by staff, between the residents and park owners. The offer from the owner to provide a third party to review leases would be a good first step.

Councilmember Kildee felt educating the residents would help them to be more comfortable with the advantages of the long-term lease. He was hopeful IPG would make the appropriate revisions to the lease to facilitate lending approval. He supported finding a better time for a Rent Review Mediation meeting but acknowledged the difficulty in coordinating the meetings. He felt the best options for residents were utilizing the Rent Review Mediation process and long-term leases.

Mayor Morgan agreed. He stated he was not willing to pursue any type of rent control that would expose the City to potential litigation.

Councilmember Craven wanted residents to understand that increases regularly occur within the rental market and rents are increasing everywhere in Ventura County. Any solution the Council considered would need to be equitable and address all rentals. The Rent Review Mediation Commission was established to find a fair solution for both tenants and owners.

The Council asked for a follow up report from the Park Owner regarding changes to the rental assistance program and long-term lease, and their efforts to educate the residents regarding the contents of the long-term lease.

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.

Stan Daily – Mayor Morgan asked that the meeting be adjourned in the memory of former councilmember Stan Daily. Councilmember Little asked for an agenda item to form an ad-hoc committee to create a memorial for Mr. Daily.

Camarillo CURB – Mayor Morgan stated the proponents have indicated they feel confident they will reach the signature requirement on the second petition before the deadline.

XII. CLOSED SESSION

The City Council recessed at 11:17 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: four.

B. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – former fire station, 2474 Ventura Boulevard; APN 162-0-160-230 and 160-0-160-445
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

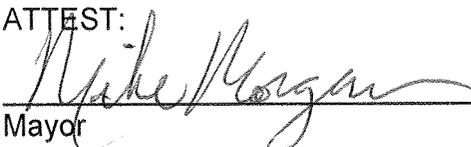
C. Conference with Legal Counsel – Existing Litigation

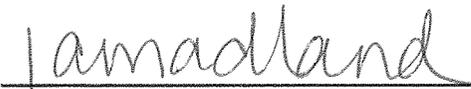
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9; Name of case: Green Education Foundation v. City of Camarillo, Case Number USDC 16-CV-02050.

XX. ADJOURN

The meeting adjourned at 12:40 a.m. in the memory of Stan Daily. There was no reportable action taken from the Closed Session.

ATTEST:

  
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Mayor

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