

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, APRIL 27, 2016

CALL TO ORDER/ROLL CALL

Mayor Morgan called the meeting to order at 5:03 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
 Monica McGrath, Police Department Commander
 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 P.

A. Minutes

Approved the minutes of the City Council meetings held April 13, 2016, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2016-38 approving disbursements dated on or before April 20, 2016.

C. Financial Reports – March 2016

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

1. Investment Report dated March 31, 2016
2. Chronological Investment Activity Report for the Month Ended March 31, 2016
3. General Fund Comparative Balance Sheet, January 31, 2016 and February 29, 2016, and February 28, 2015
4. Minutes of the March 21, 2016 Investment Committee Meeting

- D. Request to Sell Alcoholic Beverages – A Taste of Camarillo
Approved issuance of a two-day permit by the Department of Alcoholic Beverages Control for the Meadowlark Service League’s events at the Camarillo Ranch House on July 30 and 31, 2016.
- E. Request to Sell Alcoholic Beverages - Rebozo Festival
Approved issuance of a one-day permit by the Department of Alcoholic Beverages Control for an event at the Camarillo Ranch House on May 15, 2016.
- F. Award Bid - AS-2015-10 Repair of Message Display Board
Awarded bid specification AS-2015-10 to Vogue Sign Company at the total amount of \$16,304.
- G. Amend Policy 2.14, Cellular and Wireless Communications
Amended Policy 2.14, Cellular and Wireless Communications as allowances are no longer considered taxable compensation per IRS Notice 2011.72.
- H. Resolution Exonerating Warranty Securities - ST-11-05 Calleguas Creek Bike Trail – Phase 3 CML-5393 (031)
Adopted Resolution No. 2016-39 exonerating warranty securities.
- I. Resolution Exonerating Warranty Securities - ST-11-06, Calleguas Creek Bike Trail – Phase 4 CML-5393 (027)
Adopted Resolution No. 2016-40 exonerating warranty securities.
- J. Resolution Exonerating Warranty Securities - ST-13-05 Pancho Road Repaving STPL-5393 (034)
Adopted Resolution No. 2016-41 exonerating warranty securities.
- K. Resolution Exonerating Warranty Securities - ST-11-03, 2011 Annual Overlay Program
Adopted Resolution No. 2016-42 exonerating warranty securities.
- L. Sole Source Purchase - Light Detection and Ranging (LiDAR) Mapping – Cirgis Inc.
Authorized a purchase order in the amount of \$32,500.
- M. Amendment to Implementation Agreement for Countywide Stormwater Program
Authorized the Mayor to sign an amendment to extend the Countywide Stormwater Program Implementation Agreement No. 2010-58A until one year after a new Municipal Stormwater NPDES Permit becomes effective.
- N. Amendment No. 4 to Professional Services Agreement – Water Systems Consulting Inc. (WSC)
Authorized the City Manager to sign an Additional Work Request, which would amend Agreement No. 2014-70D with WSC for an amount not-to-exceed \$122,360.

O. Amendment No. 5 to Professional Services Agreement - Water Systems Consulting Inc. (WSC)

Authorized the City Manager to sign an Additional Work Request to amend Agreement No. 2014-70E for an amount not-to-exceed \$62,000 for preparation of the 2015 Urban Water Management and Water Shortage Contingency Plans.

P. Agreement - 2016 July 4th Fireworks Display

Authorized the City Manager to execute Agreement No. 2016-23 with ExpoShows Inc. to stage a fireworks display at Adolfo Camarillo High School for an amount not-to-exceed \$25,000.

Motion carried 5-0.

IV. CITY COUNCIL

A. Camarillo Ranch Foundation Annual Report

Charles Devlin, Board President, presented the Camarillo Ranch Foundation's Annual Report. He noted significant improvements in the internal controls and financial condition of the Ranch Foundation and the Board is on track to accomplish additional improvements in the upcoming year. He presented the new video created to promote support of the school tour program.

Martin Daily, Board member, reviewed the bookkeeping processes and indicated the Board was in the process of adopting an investment policy.

Vice Mayor McDonald recommended the Board use the last day of the month as the closing date for the financial statements rather than the middle of the month.

Councilmember Craven moved, seconded by Councilmember Little, to receive and file the annual report.

Motion carried 5-0.

V. FINANCE – NONE

VI. PUBLIC WORKS – NONE

VII. COMMUNITY DEVELOPMENT

A. Request for Order of Review of Planning Commission Decision – CPD-226M(3), CUP-372, and CUP-374, Springville Camarillo Owner, LLC (Amara)

Community Development Director Vacca stated pursuant to the Camarillo Municipal Code, Vice Mayor McDonald requested consideration of an Order of Review of the Planning Commission's decisions involving: (1) modification of a commercial planned development permit (CPD 226M(3)) to modify the currently-approved site plan and architecture, and construct a commercial shopping center consisting of up to 499,000 square feet of building area; (2) Conditional use permit (CUP-372) to exceed the maximum building height of 35 feet; and (3) Conditional Use Permit (CUP-374) for the sale of beer, wine, and distilled spirits for consumption off the premises and instructional alcoholic beverage tasting as an ancillary use to a home goods store. The proposed project site consists of approximately 45 acres, located south of U.S. Highway 101/Ventura Freeway, north of West Ventura Boulevard, east of Springville Drive, and west of the Home Depot and Camarillo Town Center developments.

Vice Mayor McDonald requested a discussion about the proposed project, which has changed since its approval in 2007. The public deserves the right to have a discussion before the City Council on such a large project. She was also concerned about allowing the developer to contribute funds into the water credit program given the City currently has no program in place. If the project is going forward, the Council needs to ensure it is a good project for the community.

Alfred Fraijo, Property Owner Representative, stated the Planning Commission thoroughly reviewed the project. The modifications result in an improved project design. The property owner has voluntarily complied with the Heritage Zone requirements and has gone above and beyond city standards. Any delay would jeopardize funding commitments from investors.

Vice Mayor McDonald asked whether the big box merchant would be Walmart. Mr. Fraijo indicated they do not have any commitment from any major tenant at this time.

Councilmember Kildee had reservations over the project moving forward without an anchor tenant in place. He supported an Order of Review. The project is one of the last shopping centers in the City and it needs to be a good project for the community.

Councilmember Craven moved, seconded by Councilmember Little, to not issue an Order of Review.

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

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:00 p.m. The Mayor called the Study Session to order at 6:08 p.m.

XIV. STUDY SESSION

A. Capital Improvement Projects Review

Deputy Director Public Works McGovern and Principal Civil Engineer Matsuoka gave a PowerPoint presentation on the Five-Year Capital Improvement Program.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:22 p.m. The Mayor reconvened the regular meeting of the City Council at 7:30 p.m.

FLAG SALUTE

Vice Mayor McDonald led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Startup Weekend Ventura County

The Mayor recognized RepWatch, the winner of Startup Weekend Ventura County 2016, and Martin Shum for his efforts in coordinating the successful event.

B. Cornerstone Christian School Mathletes - Chandler Nelson and Cecelia Wong

The Mayor recognized Chandler Nelson and Cecelia Wong for taking 1st and 2nd place in the annual countywide St. Bonaventure Math Competition.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matt Lorimer reiterated his ongoing concerns about management of the Lamplighter Mobile Home Park.

Calvin Ehler, as a member of the Fiesta Association, stated the Board made the decision as a whole to pursue repayment over prosecution on the embezzlement.

Michael Nigh, Ventura County Area Housing Authority (AHA), announced the AHA opened up the Section 8 wait list for the first time in many years and provided an update on the repairs at the Bradford Apartments.

XVIII. PUBLIC HEARINGS

A. Resolution Determining Assessment for City's Cost for Compliance with Municipal Stormwater NPDES Management Permit

Stormwater Manager Kuhlman, stated the proposed Resolution requests the County Board of Supervisors continue to levy an assessment of \$5.00 per Benefit Assessment Unit (BAU) equal to a single detached housing unit for FY 2016/17. BAUs will remain at basically the same level as FY 2015/16 and there are expected to be approximately 30,820 units generating \$154,100 for FY 2016/17.

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. 2016-43 authorizing a \$5.00 assessment per BAU for inclusion into the Benefit Assessment Program of the Ventura County Watershed Protection District.

Motion carried 5-0.

IV. CITY COUNCIL

B. FY 2016-17 Council Goals & Objectives

City Manager Norman stated the City Council met to review progress on the FY 2015-16 Council Goals & Objectives and to establish Goals & Objectives for FY 2016-17.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt

Camarillo City Council Goals & Objectives for Fiscal Year 2016-17.

Motion carried 5-0.

C. Honoring Former City Councilmembers

City Manager Norman stated Councilmember Bill Little requested an item to discuss formation of an Ad Hoc Committee to consider an appropriate honor for former Councilmember and Mayor Emeritus Stan Daily, who passed away March 25, 2016.

Councilmember Little stated he understood there is a monument in Constitution Park honoring the original five Councilmembers and Mayors. Stan Daily has two plaques at the monument, one as an original Councilmember and one as a Mayor. He recommended the current practice continue.

Councilmember Little moved, seconded by Councilmember Little, to direct the Policy Committee to create a policy memorializing the past practice of honoring Councilmembers and Mayors.

Motion carried 5-0.

XI. ADMINISTRATIVE SERVICES

A. Proposed Policy 5.02 - ADA/Section 504 Complaint/Grievance Filing

Administrative Services Director Petropulos stated the proposed policy complies with the Americans with Disabilities Act of 1990, Section 504 of the Rehabilitation Act of 1973, and 28 CFR Section 35.107.

The Council reviewed the policy and requested several revisions be made and brought back to the Council for approval.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Award – Joe Vacca, Community Development Director, reported that the Community Development Department and City Attorney's Office received an award from the American Planning Association California Central Coast Section for their Best Practices on the Wireless Communication Facilities Ordinance.

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.

Hotel Voucher – Community Development Director Vacca reported nine people took advantage of the City's program during the recent inclement weather.

CityScene Newsletter – Councilmember Craven commended staff for the recent edition of the CityScene newsletter.

Ventura Boulevard – Vice Mayor McDonald stated visibility is difficult at the corner of Elm and Ventura Boulevard.

Peace Pole – Vice Mayor McDonald suggested the languages on the peace pole should include languages taught in the local schools. Mayor Morgan requested a study session item for further discussion.

Website Update – Administrative Services Director Petropulos indicated a study session item is scheduled for June.

VCTC Proposed Sales Tax – Councilmember Little reported on VCTC's recent meeting regarding the proposed sales tax. Vice Mayor McDonald felt the funding for freeway improvements was still too low.

Cable Transfers – Councilmember Kildee requested an update on the transition from Verizon to Frontier, with respect to the technical issues, and information on the future change of Time Warner to Comcast.

XIX. DEPARTMENTAL – NONE

XII. CLOSED SESSION

The City Council recessed at 9:06 p.m. to Closed Session to consider the following items:

A. 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

B. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – former library, 3100 Ponderosa; APN 166-0-020-315
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Administrative Services Director, Community Development Director, Finance Director and Bob Burrow
4. Negotiating Parties – Qualified Buyers
5. Under Negotiation – Price and terms of payment

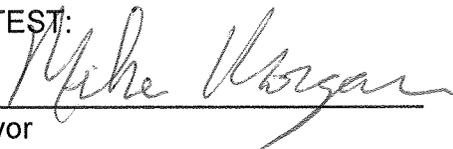
C. Conference with Legal Counsel - Anticipated Litigation

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

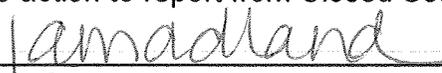
XX. ADJOURN

The meeting adjourned at 11:30 p.m. with no action to report from Closed Session.

ATTEST:



Mayor



City Clerk