

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JUNE 22, 2016

CALL TO ORDER/ROLL CALL

Mayor Morgan called the meeting to order at 5:07 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
 Misty Cheng, Interim Finance Director
 Tom Fox, 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

Item III J was pulled for discussion as IX A.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Craven moved, seconded by Councilmember Little, to approve Consent Calendar Items A through N, with the exception of Items J and K.

A. Minutes

Approved the minutes of the City Council meetings held May 25, 2016, June 4, 2016, and June 8, 2016, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2016-66 approving disbursements dated on or before June 15, 2016.

C. Financial Reports – May 2016

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

1. Investment Report dated May 31, 2016
2. Chronological Investment Activity Report for the Month Ended May 31, 2016
3. General Fund Comparative Balance Sheet, March 31, 2016 and April 30, 2016, and April 30, 2015

4. Minutes of the May 23, 2016 Investment Committee Meeting

D. Ratification of Appointment of Resident Commissioner – Area Housing Authority of the County of Ventura

Ratified the appointment of Victoria Bramson as Resident Commissioner to the Area Housing Authority of the County of Ventura.

E. November 2016 Election Resolutions

Adopted Resolution Nos. 2016-67 and 2016-68 calling the election and requesting consolidation with the statewide election.

F. Extension of Agreement - Guard Services Library Facility

Authorized the City Manager to execute Agreement No. 2014-15A with LA's Best Security Services for a projected five-year contract cost of \$272,937.

G. Award of Contract - Construction Services for Public Counter Relocation

Authorized the City Manager to execute Agreement No. 2016-30 with RB Builders in the amount of \$28,631.

H. Purchase Order - SunGard Public Sector

Authorized purchase order to SunGard Public Sector in the not-to-exceed amount of \$126,000 for annual HTE module software maintenance and support and approved the continuance of quarterly payments from the purchase order beginning with the July 1, 2016 to September 30, 2016 invoices.

I. Resolution Authorizing Application to the California Department of Resources Recycling and Recovery – Used Oil Payment Program

Adopted Resolution No. 2016-69 authorizing the City Manager or designee to submit an application, execute any forms necessary to secure Used Oil Payment Program funds, and carry out the specified activities required by CalRecycle.

J. Second Amendment to Ventura County Animal Services Agreement

Pulled for discussion as IX A.

L. Resolution Appointing Trustees to the Camarillo Library Board

Adopted Resolution No. 2016-71 reappointing Charlotte Craven and Mike Morgan as Trustees to the Camarillo Library Board.

M. Resolution Approving Plans and Specifications and Notice to Invite Bids - WT-14-02 Recycled Water System Improvements

Adopted Resolution No. 2016-72 approving the plans and specifications for electrical control improvements at the recycled water pump station and directing staff to invite bids.

N. Resolution Establishing the FY 2016/2017 Appropriations Limit

Adopted Resolution No. 2016-73 setting the appropriations limit, and approving the ratios used to set the limit.

Motion carried 5-0.

K. Resolution Approving Tract Map and Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - Tract 5955/RPD-193 elacora Springville LLC

Adopted Resolution No. 2016-70 approving the tract map and improvement plans and acknowledging receipt of agreements, securities, and other necessary documents and authorizing the Mayor and the City Engineer to sign the tract map and authorizing the City Engineer to sign improvement plans.

Motion carried 4-1 (McDonald dissenting).

IV. CITY COUNCIL

A. Ordinance Adjusting Compensation for Members of the City Council

Administrative Services Director Petropulos stated the proposed Ordinance amends the Camarillo Municipal Code to increase City Council compensation by 5% for calendar years 2017 and 2018.

Councilmember Little did not support increasing the Council salary over that of the employees' 3% increase.

Councilmember McDonald did not support an increase at all because the Council previously approved an increase for 2015 and 2016.

City Attorney Pierik read the title of Ordinance No. 1125.

Councilmember Craven moved, seconded by Councilmember Kildee, to waive further reading and introduce Ordinance No. 1125 amending Section 2.08.040 of the Camarillo Municipal Code relating to City Council compensation for an increase of 1.5% effective January 2017 and 1.5% effective January 2018.

Motion carried 4-1 (McDonald dissenting).

V. FINANCE

A. Resolution of the West Camarillo Community Facilities District No. 1 Authorizing the Levy of a Special Tax for FY 2016/17

Interim Finance Director Cheng recommended approving a Resolution authorizing the FY 2016/17 Levy of a Special Tax for the West Camarillo Community Facilities District No. 1.

Councilmember Kildee moved, seconded by Councilmember Craven, to approve Resolution No. 2016-74 of the West Camarillo Community Facilities District No. 1 authorizing the levy of a special tax for FY 2016/17.

Motion carried 5-0.

VI. PUBLIC WORKS – NONE

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER

A. Second Amendment to Ventura County Animal Services Agreement (formerly III J)

The Councilmembers expressed concern about the increasing costs associated with operating a no-kill shelter.

Management Analyst Pichardo provided a background on the amendment to the Ventura County Animal Services Agreement to provide animal services to the City for FY 2016/17.

Councilmember Kildee, as the City's representative on the Animal Services Commission, noted all member cities were concerned about increasing costs and the Commission is committed to doing their part to monitor and where possible reduce costs.

Councilmember Craven recommended placing an article in the CityScene educating residents about the cost per animal.

Councilmember Craven moved, seconded by Vice Mayor McDonald, to authorize the City Manager to execute Agreement No. 2015-18B with Ventura County Animal Services for FY 2016/17.

Motion carried 5-0.

X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES

A. Resolutions Setting Forth Compensation, Classification and Benefits for City Employees and Approving a Statement of Understanding Effective July 1, 2016

Administrative Services Director Petropulos presented two Resolutions setting the Compensation, Classification and Benefits Program for City employees; and approving a Statement of Understanding for the terms and conditions of employment for Employees.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution Nos. 2016-75 and 2016-76 setting forth the Compensation, Classification and Benefits Program for City employees, and approving a Statement of Understanding, effective July 1, 2016.

Motion carried 5-0.

XII. CLOSED SESSION

The City Council recessed at 5:57 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.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Mayor called the Study Session to order at 6:21 p.m.

XIV. STUDY SESSION

A. Body Worn Cameras

Police Department Captain Rubright gave a PowerPoint presentation on the Body Worn Camera Project.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:11 p.m. 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

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

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matt Lorimer expressed concerns about political signs and pets that need adopting at the shelter, and commented on the recent Grand Jury report regarding senior congregate meals.

Bruce Dandy, President of the Water Conservation District, reminded everyone that we are in the fifth year of a drought and water conservation continues to be critical. He thanked the Council for their support on water conservation issues.

Michael Ronan, Principal at St. Mary Magdalen School, was disappointed that the School's offer to purchase the old fire station property was rejected by the City. He requested the opportunity to meet with the Council to further review their proposal.

Councilmember Little requested an agenda item to further discuss the church's offer and how the property can be used to benefit the community.

Shawn Hightower, resident at Lamplighter Mobilehome Park, expressed concerns about her disabilities and life within the park.

XVIII. PUBLIC HEARINGS

A. Resolution Ordering Levy and Collection of Assessments for Fiscal Year 2016/17 for Camarillo Landscape Maintenance District Zones 1 through 10

Public Works Administrator Moore presented the annual assessments for the cost of operations within the Camarillo Landscape Maintenance District. No levy is required in Zone 1. Assessments for Zones 2 through 10 are proposed to be levied.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Councilmember Little moved, seconded by Councilmember Craven, to adopt Resolution No. 2016-77 ordering the levy and collection of assessments for the Camarillo Landscape Maintenance District Zones 1 through 10, as shown in the Engineer's Report.

Motion carried 5-0.

B. Resolution Adopting the Five-Year Capital Improvement Program (Joint with the Camarillo Sanitary District and Camarillo Successor Agency)

Principal Civil Engineer Matsuoka stated the City of Camarillo, the Camarillo Sanitary District, and the Camarillo Successor Agency developed a five-year comprehensive capital expenditure program setting forth projects for buildings and grounds, storm drainage, transportation, water, sanitary, and redevelopment. The program indicates the location, size, and estimates of cost for all facilities and improvements to be funded from various sources. On May 17, 2016, the Planning Commission determined the CIP is consistent with the City's General Plan.

Vice Mayor McDonald requested clarification regarding scheduled pavement management projects and noted there was no location map provided in the CIP binder.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2016-78 adopting the Five-Year Capital Improvement Program.

Motion carried 4-1 (McDonald dissenting).

XIX. DEPARTMENTAL

A. Government Accounting Standards Board (GASB) 54 Commitment of Fund Balance

Interim Finance Director Cheng presented a Resolution confirming commitment of a portion of the projected general fund balance for the fiscal year ending June 30, 2016, pursuant to GASB 54.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2016-79 committing \$49,700,000 of the Projected General Fund Balance for the fiscal year ending June 30, 2016.

Motion carried 5-0.

B. Resolution Adopting the 2016-2018 Trolley Budget within the Transit Fund

Councilmembers Craven and Kildee recused themselves due to a conflict of interest because both have financial interests located within 500 feet of a trolley stop.

Budget Analyst Debbie Whitlock presented the Trolley Budget within the Transit Fund for 2016-2018 and certain amendments to the 2015/2016 Budget.

Vice Mayor McDonald stated there were no numbers provided for the 17/18 budget. City Manager Norman indicated the 17/18 budget would mirror the 16/17 budget.

Vice Mayor McDonald questioned Section 7: Administrative Trolley Budget Authority in the resolution. City Manager Norman stated Section 7 could be removed because there was no other funding that could be used for the trolley.

Assistant City Manager Fox explained the trolley resulted in a savings because it reduced the demand on Dial-a-Ride services.

Councilmember Little moved, seconded by Vice Mayor McDonald, to adopt Resolution No. 2016-80 approving the 2016-2018 Trolley Budget, authorizing appropriations for 2016/2017, amending the 2015/2016 Trolley Budget, with the understanding that the 17/18 budget is the same as the 16/17 budget and deleting Section 7 from the Resolution.

Motion carried 3-0-2 (Craven and Kildee absent).

Councilmembers Craven and Kildee returned to the meeting.

C. Resolution Adopting the 2016-2018 Budget, including 2016/2017 Appropriations and Authorizing Certain Amendments to the 2015/2016 Budget (Joint Consideration with Camarillo Sanitary District)

Budget Analyst Whitlock stated the City Council and Camarillo Sanitary District conducted a detailed review of the proposed 2016-2018 Budget and amendments to the 2015/2016 Budget on June 4, 2016. Staff recommends adoption of the 2016-2018 Budget, authorization of appropriations for 2016/17 and approval of the amendments to the 2015/2016 Budget as outlined in the packet.

Vice Mayor McDonald stated the 17/18 budget was not included in the information provided. She was specifically interested in her request for increased police services in the 17/18 budget.

Councilmember Little reiterated his concerns about the reserve levels. City Manager Norman stated the Council will review the Reserve Level Policy once the new Finance Director is on staff.

Vice Mayor McDonald stated the cost of operating the library continues to grow; the City needs to look at ways to get the revenue from the entire service area. City Manager Norman stated it is already on staff's work plan; the Finance Director was in the process of obtaining information from the County and staff will continue once the new Finance Director is on staff.

Vice Mayor McDonald stated she is the President of the Camarillo Arts Council, a non-profit organization which receives funding through the City's budget.

Mayor Morgan stated he is involved in the Camarillo Fiesta Association but they have not recently received funding from the City's budget, although it is a budgeted item.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2016-81 approving the 2016-2018 Budget, authorizing appropriations for 2016/2017 and amending the 2015/2016 Budget, excluding the Trolley budget which was addressed by separate action.

Vice Mayor McDonald reiterated her concern that the 17/18 budget numbers were not presented. City Manager Norman assured her the request for an additional police officer is in the 17/18 budget, along with the cost for the body worn camera program.

Motion carried 5-0.

D. Springville LLC - GPA 2014-02 Proposed Change of 26 Acres from Industrial to Commercial Land Use

Community Development Director Vacca provided an update on the application for a General Plan Amendment (GPA 2014-2), an amendment to the Airport North Specific Plan and Change of Zone (CZ-322) and a request from the applicant to remove the Council-imposed condition to include a destination retailer from the referral. The application covers approximately 26 acres of the applicant's 46-acre site and proposes up to approximately 268,500 square feet of commercial uses. The 5.5 acres south of Ventura Boulevard is intended to remain Limited Manufacturing (LM) zoned, and the remaining approximately 14 acres of the property (also north of Ventura Boulevard) is proposed to retain the existing LM land use designation and could be developed for industrial/office space.

Robert Selleck stated he has been negotiating with the retailer for 2.5 years. He is still committed to work with them and believes their interest is sincere; however, they have the upper hand because they know the zoning is dependent on them. Removal of the reversion requirement would assist him in the negotiation process.

Matt Lorimer felt the secrecy about the potential tenant was a form of dishonesty.

Ricardo Meza, on behalf of Primestor/Amara, expressed concern about removing the requirement for the regional destination retailer.

Rick Rodriguez, from Sheppard Mullin representing Primestor/Amara, opposed removal of the regional destination retailer condition from the General Plan Amendment Referral.

Robert Selleck stated he is a partner in the Amara project so they are clearly aware of the proposed project. Their project is three years ahead of his so they wouldn't be impacted by his project.

Don Hayes stated he is in developer financing and noted confidentiality is common in the business. No one will work with Mr. Selleck if the center doesn't have retail zoning. There are other ways the City could accomplish the same goal.

City Attorney Pierik stated the only way to provide commercial zoning on the property is to rezone it and then the City loses the ability to require a regional destination retailer.

The Councilmembers reiterated the need for a regional destination retailer and the negative impact on existing commercial centers if the zoning was changed without that requirement.

Councilmember McDonald moved, seconded by Councilmember Kildee, to support Option 1 allowing the General Plan Amendment Referral for Springville LLC to remain in place, and directing City staff to continue to process the General Plan Amendment with a condition to include a regional destination retailer.

Motion carried 5-0.

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.

Short Term Rentals - Councilmember Craven referred to an article in the LA Times and wanted to make sure the City is proactive with respect to the increasing concerns regarding short term rentals such as Airbnb. Councilmember McDonald stated VCOG has talked about it and some cities are already addressing it through ordinances.

Economic Development – Vice Mayor McDonald suggested staff pursue Farmer Boys as a future potential restaurant in the City.

Rejection Letter - Councilmember Kildee felt the rejection letter sent to St. Mary Magdalen was curt and would have preferred to see some type of explanation regarding the rejection.

See's Candy - Councilmember Kildee was excited that See's Candy was moving into his center.

Hotel Project - Councilmember Little stated he attended the West Ventura Lodging Association and learned that Camarillo's hotel occupancy is at 80%. He asked for an update on the City's hotel project.

XX. ADJOURN

The meeting adjourned at 10:14 p.m.

ATTEST:



Mayor



City Clerk