

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

CALL TO ORDER/ROLL CALL

Mayor Morgan called the meeting to order at 5:11 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 – NONE

II. PRESENTATIONS – NONE

PUBLIC COMMENTS

The following people spoke in favor of the sale of the Former Fire Station to St. Mary Magdalen School:

Warren Manzer	Steven Maulhardt
Dana Janowicz	Rebecca Citron
Steve Carrigan	

Additionally, the Council received non-verbal comment cards supporting the sale of the Former Fire Station to St. Mary Magdalen School from the following people:

Darren Wilde	Armando Jaquez
Cassie DeBusschere	Petula Rodriguez
Maura Dahlquist	Laura Ayala
Michelle and Dan Kolder	Robyn Sauers and Family
Erica Salazar	Katie Norton

The following people spoke in favor of the sale of the Former Fire Station to the Pleasant Valley Historical Society:

Max Copenhagen
Kevin Nunn

Val Rains encouraged the Council to consider Adolfo Camarillo's wishes for the

property.

III. CONSENT CALENDAR

Councilmember Kildee moved, seconded by Councilmember Craven, to approve Consent Calendar Items A through P.

A. Minutes

Approved the minutes of the City Council meetings held June 20 and July 13, 2016, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2016-85 approving disbursements dated on or before July 20, 2016.

C. Financial Reports – June 2016

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

1. Investment Report dated June 30, 2016
2. Chronological Investment Activity Report for the Month Ended June 30, 2016
3. General Fund Comparative Balance Sheet, April 30, 2016 and May 31, 2016, and May 31, 2015
4. Minutes of the June 20, 2016 Investment Committee Meeting

D. First Amendment to Agreement with Raftelis Financial Consultants

Authorized the City Manager to sign Agreement No. 2015-30A with Raftelis Financial Consultants to conduct a Water and Wastewater Financial Plan Update in the amount of \$26,673.

E. Alcoholic Beverage License – RELM Wine & Beer Bistro, 2390 Las Posas, #H

Indicated the City does not wish to protest issuance of the license if the license is conditioned to prohibit sales for consumption off the licensed premises.

F. Request to Sell Alcoholic Beverages – Camarillo Ranch Foundation

Indicated the Council does not object to the issuance of one-day beer and wine permits by the Department of Alcoholic Beverage Control for five Wedding Boutique events.

G. Purchase Materials for Camarillo Recycled Water Pump Station Improvements

Authorized the issuance of a purchase order to Famcon Pipe & Supply Inc. in the amount of \$45,537.

H. Request for Qualifications for On-Call Professional Services

Authorized staff to issue request for qualifications.

- I. Solicit Quotes - AS-2016-4 Entry Beam Repair Project
Directed staff to invite quotes.
- J. Solicit Bids for City Storm Drain Inspection & Maintenance
Directed staff to invite bids.
- K. Request for Qualifications - ST-16-06 Las Posas Road Bike Lanes
Authorized staff to issue request for qualifications.
- L. Request for Qualifications - ST-16-07 Wickford Place to Village Commons Boulevard Bike Trail Connector
Authorized staff to issue request for qualifications.
- M. Resolution Authorizing Transportation Development Act Fund Claim - Fiscal Year 2016/17
Adopted Resolution No. 2016-86 authorizing the Department of Public Works to process a claim for Article 3 funds to construct ST-16-07 Wickford Place to Village Commons Boulevard – Bike Trail Connector.
- N. Change Orders No. 6, 7 and 8 to Toro Enterprises Inc. - ST-14-04 2015 Annual Overlay Program
Authorized the City Manager to sign Change Orders No. 6, 7, and 8 for amounts not-to-exceed \$265,072, \$69,423.20, and \$328,548.10 respectively.
- O. Resolution Exonerating Warranty Securities for WT-08-01 Recoating of Reservoir No. 2, 5 and 6 and WT-10-03 Airport Waterline Improvements Phase 2 - Eastside Work
Adopted Resolution No. 2016-87 exonerating warranty securities.
- P. Resolution Exonerating Warranty Securities for WT-12-01 Marz Farms Recycled Water Service and WT-12-01 Recycled Water System Improvements
Adopted Resolution No. 2016-88 exonerating warranty securities.
Vice Mayor McDonald stated that she did not have a personal conflict of interest but Marz Farms is a client of her firm and she would be abstaining on item III P for that reason. Per Policy 1.05, the abstention was recorded as a yes vote.

Motion carried 5-0.

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

- A. Extension to Exclusive Negotiation Agreement - Hotel and Conference Center Site
Consultant Burrow recommended the Council consider extending the Exclusive

Negotiation Agreement with T. M. Mian & Associates Inc. for the development of the proposed hotel and conference center at the southeast quadrant of Las Posas Road and the U.S. Highway 101/Ventura Freeway.

Shawn Nichol, T. M. Mian & Associates Inc. was available for questions.

Vice Mayor McDonald asked when the City would hear from the County regarding the channel. Public Works Director Klotzle indicated staff is working towards finalizing an agreement with the Ventura County Watershed Agency.

Vice Mayor McDonald asked if conceptual drawings were available. Consultant Burrow indicated the drawings are still a work in progress. No formal application has been submitted. Community Development Director Vacca indicated the project will have to comply with the City's design guidelines.

Councilmember Kildee hoped the size of the Conference Center is firm. It is much needed in the county.

Councilmember Craven moved, seconded by Councilmember Little, to approve Agreement No. 2015-48B with T. M. Mian & Associates Inc. for an additional 120 days.

Motion carried 5-0.

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER – NONE

X. CITY CLERK

A. Response to Grand Jury Report on Camarillo Congregate Meal Program

City Clerk Madland stated on May 26, 2016, the 2015-16 Ventura County Grand Jury submitted its Final Report on Camarillo Congregate Meal Program to the City. She stated Camarillo is unique in that there are several separate agencies that the City collaborates with to provide services to its senior residents.

Councilmember Craven moved, seconded by Councilmember Kildee, to direct staff to add information regarding the City's collaboration with the Ventura County Area Housing Authority on the purchase of Mira Vista Village and to include a statement that a significant portion of the City's senior population lives in senior housing communities or board and care facilities and authorize the Mayor to execute the revised Response to the Final Report on Camarillo Congregate Meal Program.

Motion carried 5-0.

XI. ADMINISTRATIVE SERVICES – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Mayor called the Study Session to order at 6:05 p.m.

XIV. STUDY SESSION

A. Review of Fiscal Year 2017/18 Budget

Budget Analyst Whitlock reviewed a PowerPoint regarding the Budget for Fiscal Year

2017/18.

XII. CLOSED SESSION

The City Council recessed at 6:45 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: two.

B. Conference with Legal Counsel – Anticipated Litigation

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9; Number of Cases: one.

C. 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, Administrative Services Director, and Interim Finance Director
4. Negotiating Parties – Pleasant Valley Historical Society and St. Mary Magdalen School
5. Under Negotiation – Price and terms of payment

D. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – Cedar Oak 2000-2028 Ventura Blvd.; APNs 162-0-104-010, 162-0-135-050, 162-0-135-060
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Interim Finance Director, and Bob Burrow
4. Negotiating Parties – Aldersgate Investment LLC
5. 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 Kildee led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. 2016 Ventura County Fair Poster

Junior Fair Board Members presented the 2016 Ventura County Fair Poster.

B. Southern California Edison System Reliability Review

Rudy Gonzalez, Public Affairs, Southern California Edison, provided a Circuit Reliability Review.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matthew Lorimer asked the Council to adjourn in memory of the slain officers in Baton Rouge. He expressed concern he was labeled a “critic” by the Ventura County Star. He reiterated his issues with Lamplighter Mobilehome Park.

Terry Bray received a letter from the Ventura County District Attorney’s office regarding the licensing matter for Habitat for Humanity. She has not received an update on the reinstatement of CDBG funding for Habitat for Humanity.

Christopher Atkins expressed concern over train noise at Lewis Road and Upland Road and Lewis Road and Adolfo Road. He proposed creating railroad quiet zones.

XVIII. PUBLIC HEARINGS – NONE

A. Adopt Ordinance No. 1126 Amending CMC Chapter 14.12 Water Conservation Measures, Consideration of a Resolution Amending the Water Demand Credit Program, and a Resolution Establishing a Water Demand Offset Program

Assistant City Manager Fox stated the item was a continuation from the July 13, 2016, public hearing regarding amendments to the City’s Water Conservation Program, approval of a resolution amending the City’s Water Demand Credit Program, and resolution establishing a Water Demand Offset Program. He presented a PowerPoint reviewing the Water Conservation Measures.

Councilmember Kildee asked how long the temporary credit program would be. Assistant City Manager Fox indicated the temporary credit program is intended for those projects that already moving forward.

PUBLIC HEARING OPENED

Alfred Fraijo, Representing Amara Shopping Center, stated he was in support of the modifications that were made. He supported the credit program. The changes would allow the project to proceed.

Dennis Hardgrave stated a credit program managed by the City is a superior approach. He was concerned about the December deadline.

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

Councilmember Little felt the credit program should remain in place as it gives the City more control.

City Attorney Pierik read the title of Ordinance No. 1126.

Councilmember Craven moved, seconded by Vice Mayor McDonald, to waive further reading and adopt Ordinance No. 1126 amending Municipal Code Chapter 14.12

Water Conservation Measures.

Motion carried 4-1 (Councilmember Little dissenting).

Councilmember Craven moved, seconded by Vice Mayor McDonald, to adopt Resolution No. 2016-89 amending the City's Water Demand Credit Program.

Motion carried 4-1 (Councilmember Little dissenting).

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2016-90 establishing a Water Demand Offset Program.

Motion carried 4-1 (Councilmember Little dissenting).

B. Declaration of Stage 1 Water Supply Condition

Deputy Director Public Works McGovern recommended the Council consider reducing the City's Water Supply Condition from a Stage 2 to Stage 1 level.

Assistant City Manager Fox stated the City is currently losing two trees a week. Going back to Stage 1, even for a few months, could be enough to remove some of the stress on the City's urban forest.

PUBLIC HEARING OPENED

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

Councilmember Craven could not support reducing the City's Water Supply Condition from a Stage 2 to Stage 1 level. In order to act responsibly, the City needs to continue the restrictions.

Vice Mayor McDonald stated she could support staff's recommendation. Metropolitan Water District has lifted their restrictions. She encouraged residents to continue to conserve water.

Vice Mayor McDonald moved, seconded by Councilmember Kildee, to adopt Resolution No. 2016-91 declaring a Stage 1 Water Supply Condition.

Motion carried 4-1 (Councilmember Craven dissenting).

XIX. DEPARTMENTAL

A. Resolution Confirming Adoption of the Fiscal Year 2017/18 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 Whitlock presented a PowerPoint on the Fiscal Year 2017/18 Trolley Budget within the Transit Fund.

Councilmember Little moved, seconded by Vice Mayor McDonald, to adopt

Resolution No. 2016-92 confirming adoption of the Fiscal Year 2017/18 Trolley Budget.

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

Councilmembers Craven and Kildee returned to the meeting.

B. Resolution Confirming Adoption of the Fiscal Year 2017/18 Budget (Joint with the Camarillo Sanitary District)

Budget Analyst Whitlock presented a PowerPoint reviewing the Budget for Fiscal Year 2017/18.

Vice Mayor McDonald requested a press release for the 2017/18 budget including the increase to the Sheriff's contract adding a new beat.

Councilmember Little moved, seconded by Vice Mayor McDonald, to adopt Resolution No. 2016-93 confirming adoption of the Fiscal Year 2017/18 Budget, excluding the Trolley budget which was previously addressed by separate action.

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.

805 Area Code – City Manager Norman indicated staff would be attending a briefing within the next couple of weeks, but it was his understanding they are talking about an overlay rather than a split of the area code.

Concert in The Park – Councilmember Craven stated the recent concert in the park was the best concert she had attended. Vice Mayor was glad the concert was well received.

Joint Land Use Study (JLUS) Implementation – Councilmember Craven asked if there were any plans to implement the recommendations from the JLUS. Community Development Director Vacca indicated staff contacted VCTC and would provide information when he receives it.

Housing by Rights – Vice Mayor McDonald recommended staff monitor closely the Housing by Rights legislation which would significantly impact local control.

Letter to Dallas/Baton Rouge – Vice Mayor McDonald complimented staff on the letter that was sent to the cities of Dallas and Baton Rouge.

Southern California Edison – Councilmember Kildee thanked staff for scheduling the Southern California Edison presentation.

Camarillo Bridal – Councilmember Kildee stated the former bridal shop property is in disrepair.

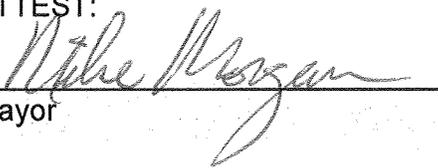
XII. CLOSED SESSION

The City Council recessed back to Closed Session at 9:51 p.m.

XX. ADJOURN

The meeting adjourned at 10:45 p.m. with no information to report from Closed Session.

ATTEST:



Mayor



City Clerk