

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JANUARY 23, 2019

CALL TO ORDER/ROLL CALL

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

Councilmembers Present: Kevin Kildee, Mayor
Tony Trembley, Vice Mayor
Charlotte Craven, Councilmember (joined meeting at 6:00 p.m.)
Shawn Mulchay, Councilmember
Susan Santangelo, Councilmember

Staff Present: Dave Norman, City Manager
Tully Clifford, Assistant City Manager
Dave Klotzle, Public Works Director
Jeffrie Madland, City Clerk
Dave Murray, Police Department Commander
Carmen Nichols, Administrative Services Director
Brian Pierik, City Attorney
Genie Rocha, Finance Director
Joe Vacca, Community Development Director

I. AMENDMENTS TO THE AGENDA – NONE

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Vice Mayor Trembley moved, seconded by Councilmember Mulchay, to approve Consent Calendar Items A through N.

A. Minutes

Approved the minutes of the City Council meeting held January 9, 2019.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2019-15 approving disbursements dated on or before January 16, 2019.

C. Youth Employment Service Quarterly Activity Report – October, November and December 2018

Received and filed the Activity Report.

D. Alcoholic Beverage License - Blason Louis USA, Inc. 300 S. Lewis Road, Suite C

Authorized the City Manager to notify the Department of Alcoholic Beverage Control that the City protests issuance of the license pending approval of a conditional use permit.

- E. Request to sell Alcoholic Beverages - Back the Badge Benefit Concert
Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverage Control.
- F. Request to Sell Alcoholic Beverages - Camarillo Ranch Foundation Events
Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverage Control for each of these fundraising events.
- G. Camarillo Public Library - Purchase of Copiers
Authorized the purchase of two Sharp MX-4071V MFP color copiers using Sourcewell cooperative contract purchasing, NJPA Contract #083116-SEC from Harbor Office Solutions at the total cost of \$16,862.92.
- H. Camarillo Library Young Adults Interior Remodel Project LB-14-01 - Resolution Exonerating Warranty Security
Adopted Resolution No. 2019-16 exonerating warranty security for LB-14-01 for CCTV work performed under Bid Schedule #2 for Dial Security.
- I. Landscape Maintenance Services - Contract Amendment and Authority to Solicit Proposals
Authorized an appropriation of \$17,416 from available Lighting and Landscape Maintenance District Fund Balance, and authorized the City Manager to execute Agreement No. 2014-82G amending the contract with Landscape Development Inc. to provide additional landscape maintenance services, for a total authorized amount not-to-exceed \$1,469,438.40 for Fiscal Year 2018/19 and authorized staff to solicit proposals for landscape maintenance services beginning July 1, 2019.
- J. Santa Rosa Road Parkway Improvements LS-5086 - Award of Contract
Authorized an appropriation of \$45,000 to the Mission Oaks MD1A Fund budget from Mission Oaks MD1A available Fund Balance, and authorized the City Manager to execute Public Works Contract No. 2019-10 with Venco Western Inc. in the amount of \$99,968.98 and execute contract change orders for project contingencies in an additional amount not-to-exceed \$15,031.02, for a total authorized expenditure of \$115,000.
- K. Carmen Drive Median Turf Replacement ST-15-02 and City Hall Landscape Improvements CH-16-01 - Resolution Approving Final Pay Estimate and Accepting Improvements
Adopted Resolution No. 2019-17 accepting improvements, approving Final Pay Estimate No. 7 to American Landscape Inc. in the amount of \$1,049.61, and authorizing the Mayor to sign the Notice of Completion.
- L. Tract 5896/CUP-281M(1) City Ventures Homebuilding LLC (northeast corner of Village at the Park Drive and Village Commons Boulevard) – Resolution Exonerating Warranty Security
Adopted Resolution No. 2019-18 exonerating warranty security.

M. Vehicle Lift Replacement AS-2018-3 - Rescind Award of Contract to Clawson Automotive Equipment and Services Inc. and Award Contract to Next Responsible Bidder

Rescinded award of contract to Clawson Automotive Equipment & Services Inc. for the purchase, removal and disposal, and installation of a 30,000 lb. capacity 4-Post vehicle lift for failure of the bidder to execute the contract and awarded contract to Autolift Services for the BendPak model (Agreement No. 2019-13) at the bid amount of \$36,992.25.

N. Fiscal Year 2018/19 CDBG Action Plan First Amendment – Approving and Authorizing Submittal to U.S. Department of Housing and Urban Development (HUD)

Approved and authorized the submittal to HUD of the FY 2018/19 Action Plan First Amendment for minor changes in Community Development Block Grant funding allocations.

Motion carried 4-0-1 (Craven absent).

- IV. CITY COUNCIL – NONE
- V. FINANCE – NONE
- VI. PUBLIC WORKS – NONE
- VII. COMMUNITY DEVELOPMENT – NONE
- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. ADMINISTRATIVE SERVICES – NONE
- XII. CLOSED SESSION – NONE
- XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Courthouse Property Community Workshop - Community Relations Officer D'Anna invited the public to attend a workshop to provide input on proposals for the reuse of the former courthouse property.

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.

Airplane Noise - Vice Mayor Trembley asked the new Airport Authority members to inquire about the increased flights over the Nancy Bush Park neighborhood.

The Council recessed to the Administrative Conference Room.

XIV. STUDY SESSION

A. AB 1234 Training

Assistant City Attorney Davis and Associate Attorney Thuyen provided ethics training to the City Council, Planning Commission, and staff.

RECESS/RECONVENE IN CHAMBERS/CALL TO ORDER/ROLL CALL

The Mayor reconvened the regular meeting of the City Council.

FLAG SALUTE

Councilmember Mulchay led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Announcement of Chamber of Commerce Top Ten Community Award Winners

Mayor Kildee announced the Top Ten Community Award winners.

B. Outgoing Planning Commissioners

Mayor Kildee presented city tiles to Joseph Hemmens, Walter Lusk (unable to attend), and Chris Valenzano in recognition for their years of service.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Maria Ventura, Southern California Gas Company, stated there is legislation proposing electricity as the sole source of energy for new homes and urged the City to support balanced energy.

Matt Lorimer reiterated his request for consideration of using the Former Fire Station as a police substation and proposed a citizen committee to review councilmember compensation.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

A. 2019 General Plan Amendment (GPA) Referrals Requests and Annual Status Update of Existing GPA Referrals

Community Development Director Vacca reviewed a PowerPoint providing a status update on pending General Plan referral applications and the two 2019 referral requests.

Request No. 1 – Maddux – 7.76 acres located at the end of Cottage Grove Ave. and Flora Vista Ave., adjacent to 101 Freeway at Santa Rosa Road's southbound off-ramp; request is to accommodate development of 38 two-story homes.

David Maddux, Applicant, presented a PowerPoint to review his proposal.

The following people spoke in opposition to the referral noting health and safety impacts due to the proximity to the freeway; insufficient ingress/egress in emergencies; design and density would adversely affect the adjacent neighborhood; property was intended as a freeway buffer for the existing neighborhood; and development would impact future freeway widening projects.

Matt Lorimer
Paul Andre
Sue Cronk

Barbara Williams
Chris Zeller

The City Council expressed opposition to the referral due to the proximity to the freeway, the development was not needed to meet the State's RHNA housing requirements, incompatible density and design with the existing neighborhood, and potential to impede future freeway improvements.

Vice Mayor Trembley moved, seconded by Councilmember Craven, to deny the general plan referral for Request No. 1.

Motion carried 5-0.

Request No. 2 – Goetsch – 46.88 acres located south of the 101 Freeway and west of Springville Drive; request is to accommodate industrial development.

Robert Goetsch presented a PowerPoint reviewing his proposal noting the project would be similar to the Camarillo Ranch Industrial Park they developed.

Chris Zeller expressed concern about the prior delay of development of this property.

The City Council supported the referral noting the previous regional destination retailer was no longer viable. There is a need for industrial development to provide sustainable jobs and it would be in line with the City's Economic Development Strategic Plan.

Vice Mayor Trembley moved, seconded by Councilmember Craven, to refer the general plan application for study.

Motion carried 5-0.

Status update GPA No. 2017-1 - Camino Ruiz LLC – 14 acres located at the southeast corner of Verdugo Way and Camino Ruiz; request is to accommodate a residential apartment project.

Jennifer Dearden expressed concern about the quality of life for a residential development located in an industrial park with its proximity to the freeway and lack of sidewalks and parks.

Status update GPA No. 2017-2 - New Urban West Inc. – 30 acres located at the Camarillo Springs Golf Course; request is to accommodate 300 senior housing units; 152 acres of the golf course property is to remain for golf course use.

Jonathan Frankel, Applicant, addressed the status of project and their community outreach efforts.

The following people spoke in support of GPA 2017-2 noting the developer's responsiveness to their input and commitment to maintaining the property, it could

provide an opportunity to remove properties from the Flood Plain and the proposal included enhancements to the golf course and facilities that could increase property values.

Ron Kester
John Gardner
Richard Wagner

Chantell Limon
Bob Spielman
Peter Faxon

The following people submitted non-verbal cards in support of GPA 2017-2.

Leslie Sayre
Greg OlewRo
Sue Spielman
Dan Chase
Ruby Sinpkins
Gary Thrasher
Linda Nixon
Marv Nixon
Frank Zelinski
Jim Wolfrey
Gary Lewis
Hilary Wharton
Rich Dewey
Terry & Sandy Cameron
Linda Toutz
Greg Sayre
Rick Sera
Robin Sera
Alice Rodriguez

Joan Kellet
Monique Weiss
Betty Tucker
Laraine Benyo
E.W. Wells
Judy Hyman
Harold Hyman
Beverly Raham
Louetta Busick
Gail & Rod Edwards
Paul Eisler
Ann Eisler
Susan Spann
Kathryn Turney
Ginny Bowers
Gordon Bowers
Ellen Owens
Ayako Kujiraoka
John & Judy Petit

The following people spoke in opposition of GPA 2017-2 noting they wanted to retain the 18-hole golf course that provides recreation, open space for wildlife, and acts as a flood plain; expressed doubt about the financial viability of a 9-hole golf course and ability to remove the area from the flood plain; concern about negative impacts of additional residents on emergency evacuations and property values and views.

Brian Morris
Dr. Terri Denson
Barbara Williams
Drew Thompson
Elizabeth Cheever
Cheryl Harwood
Mike Mishler
Mark Malloy

Milton Dorsey
Deb Morris
Karen Cord
Matt Lorimer
Bob Bender
Chris Zeller
Claire

The following people submitted non-verbal cards in opposition of GPA 2017-2:

Evelyn
Barbara Drews
Teresa Le
Carol Grove

Alfonso Pertierra Boto
Milt Doresy
Carla Daruty

Vice Mayor Trembley requested accelerating the hydrology and fiscal analysis reports for Council to review.

Status update GPA No. 2017-3 - Roadrunner (Kenner, LLC) – 3.4 acres located at the end of 240 Glenn Drive; request is to accommodate expansion of the existing Vista bus maintenance station.

Charles Sandlin provided an update and was available for comments.

Status update GPA No. 2018-1 - Ran and Rancho Associates – 21.5 acres located west of Springville Drive at the terminus of Ponderosa Drive; request is to accommodate development of 158 two-story homes.

Chris Valenzano commended the Council on opposing referral No. 1 and noted his opposition to the Teso Robles Townhomes while on the Planning Commission for similar reasons.

B. Update Regarding Former Fire Station and Options

City Attorney Pierik presented a PowerPoint providing an update of the status of the negotiations with St. Mary Magdalen Church regarding the former fire station site and consideration of options including the possible expansion of Dizdar Park.

Matt Lorimer supported preserving the Fire Station as a memorial to firefighters.

Gary Cushing, Camarillo Chamber CEO, supported demolition of the structure so the entire community could benefit from the use of an expanded park.

Chris Zeller supported a dog park at the location.

Councilmember Craven moved, seconded by Vice Mayor Trembley, to provide direction to staff to return to the Council with the necessary actions for: (1) demolition of existing structures on the former fire station property and (2) retention of an architect to prepare plans for the expansion of Dizdar Park to include the former fire station property which incorporates a public participation process similar to the Courthouse reuse project.

Motion carried 5-0.

C. Districing Services and Proposed Meeting Schedule for Public Hearings – Professional Services Agreement with National Demographics Corporation

Assistant City Manager Clifford provided information on an agreement with National Demographics Corporation to assist the City with the preparation of information and data as the City transitions from at-large to district based elections and a proposed public hearing schedule.

Councilmember Craven moved, seconded by Vice Mayor Trembley, to authorize an appropriation of \$55,000 from the General Fund Unassigned Fund Balance; authorize the City Manager to execute a Professional Services Agreement No. 2019-11 with National Demographics Corporation for districing services in an amount not-to-exceed \$50,000; authorize expenditure of \$5,000 for in-house Spanish translation services; and approve the proposed Meeting Schedule.

Motion carried 5-0.

D. Sidewalk Vending - Ordinance Amending Camarillo Municipal Code

Assistant City Manager Clifford presented information on an Ordinance amending the Camarillo Municipal Code by adding Chapter 5.42 Sidewalk Vending pertaining to the regulation of stationary and roaming vendors operating on City sidewalks.

City Attorney Pierik read the title of Ordinance No. 1161.

Vice Mayor Trembley moved, seconded by Councilmember Craven, to waive further reading and introduce Ordinance No. 1161 amending the Camarillo Municipal Code to add Chapter 5.42 (Sidewalk Vending).

Motion carried 5-0.

E. Camarillo Chamber of Commerce – Professional Services Agreement

Assistant City Manager Clifford reviewed a new agreement with the Camarillo Chamber of Commerce for designated services.

Chris Zeller did not support the agreement and felt the Chamber should be independently operated and funded by business members.

Matt Lorimer did not support the agreement.

The Council noted the City recently adopted the Economic Development Strategic Plan and its implementation should be considered in along with the renewal of the Chamber's agreement.

Vice Mayor Trembley moved, seconded by Councilmember Santangelo, to defer further consideration of the agreement and its scope of services pending further discussion by the City Council on the implementation of the Economic Development Strategic Plan, the potential hiring of a dedicated economic development professional, and how the Chamber fits within the implementation plan.

Motion carried 5-0.

F. Railroad Quiet Zone ST-5009 - Agreement for Conceptual Design Services

Public Works Director Klotzle presented a PowerPoint reviewing the Railroad Quiet Zone project and a proposed agreement with RailPros Inc. for conceptual design services. He confirmed they received 1-3 train noise complaints per year.

Matt Lorimer opposed the project.

Chris Zeller opposed the project.

The Council expressed concern about the high cost of the project and that it would not eliminate all impacts from living adjacent to the tracks.

Vice Mayor Trembley, moved, seconded by Councilmember Craven, to table the item.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

C. Members of City Council - continued

Pedestrian Safety - Councilmember Craven noted citizens have requested a marked crossing for students crossing Ponderosa at Calle La Roda. Public Works Director Klotzle stated the crossing has already been reviewed by the Streets & Transportation Committee and it does not meet criteria for a marked crosswalk.

Memoriam Adjournments - Councilmember Craven requested the meeting be adjourned in the memory of David Fish, Citizen Patrol member; Mayor Kildee requested the meeting be adjourned in memory of Robert "Bob" Taylor, the Council's appointee to the Ventura County Area Agency on Aging; and Councilmember Trembley requested the meeting be adjourned in the memory of Priscilla Partridge de Garcia who was involved in many Camarillo organizations.

RECESS TO THE ADMINISTRATIVE CONFERENCE ROOM

XX. STUDY SESSION

A. City Hall Office Expansion

Principal Engineer Ken Matsuoka, Senior Engineer Eric Maple, and Consultants Michelle Stokes and Jim Albrecht of Ravatt, Albrecht & Associates, presented a PowerPoint reviewing the proposed expansion project.

XXI. ADJOURN

The meeting adjourned at 1:10 a.m. in the memory of David Fish, Robert "Bob" Taylor, and Priscilla Partridge de Garcia.

ATTEST:

Karin Kildee
Mayor

Jamadland
City Clerk