

**City Council**  
**REGULAR MEETING**  
**Tuesday, June 19, 2018, 6:00 P.M.**  
**Council Chambers**



**Andrew P. Fox, Mayor**  
**Rob McCoy, Mayor Pro Tem**  
**Claudia Bill-de la Peña, Councilmember**  
**Joel R. Price, Councilmember**  
**Al Adam, Councilmember**

Executive Team

Andrew P. Powers, City Manager	Tracy M. Noonan, City Attorney
Gary Rogers, Acting Asst. City Manager	John F. Adams, Finance Director/City Treasurer
Mark A. Towne, Community Development Director	Jay T. Spurgin, Public Works Director
Cynthia M. Rodriguez, City Clerk	Heather Cousin, Library Director
Barry McComb, Cultural Affairs Director	Elizabeth White, Acting Human Resources Director
Jim Friedl, General Manager, CRPD	Tim Hagel, Police Chief
John Spykerman, Fire Chief	

**MISSION STATEMENT:**  
**Extraordinary Service to the Citizens We Serve is Our Purpose**

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department, (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

The following is provided to assist with public participation:

**Agenda Availability:** The City Council Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. City Council Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at [www.toaks.org](http://www.toaks.org). Televised City Council Meetings are re-broadcast Thursday and Sunday (following meeting) at 10:00 a.m. and 6:00 p.m. on TOTV, Channel 10.

**Supplemental Information:** Any agenda related information received and distributed to the City Council after the Agenda Packet is printed is included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday Supplemental Packet is available for public review in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main posting location pursuant to the Brown Act, G.C. 54957.5(b)(2)). Both the Thursday and Tuesday Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2100 E. Thousand Oaks Boulevard and on the City’s website.

Please be advised that communications directed to the City Council are public records, and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions; will be printed/posted as submitted.

**Public Input:** Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City’s jurisdiction during “Public Comments” is requested to file a “Public Speaker” card with City Clerk staff before that portion of the Agenda is called. Any person who wishes to speak on a specific agenda item is requested to file a “Public Speaker” card before the specific item is called. Any person who wishes to speak on a Public Hearing is requested to file a “Public Speaker” card before the Hearing is called. Persons addressing the City Council are requested to state their name and community of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council. These materials are also considered a public record pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

**Special Meeting Public Input:** Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act/Special Meetings.

**Consent Calendar:** Matters listed on Consent Calendar that do not require significant reporting and/or discussion for decision or considered to be routine, will be approved by one motion as recommended. There will be no separate discussion unless Councilmember or staff member requests separate discussion prior to approval.

**Judicial Review:** Any legal action by an applicant seeking to obtain a judicial review of the City Council’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

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June 19, 2018

RES. NO. 2018-039  
ORD. NO. 1648-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Bill-de la Peña, Price, Adam, McCoy, and Mayor Fox
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. Commendation for Employee of the Year – Jodi Golletti
  - B. Proclamation of National Park and Recreation Month
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 7 thru 12 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [Title VI Transit Plan Update](#)

RESOLUTION APPROVING 2018 UPDATE TO TITLE VI PROGRAM  
FOR THOUSAND OAKS TRANSIT RES. NO. 2018-

RECOMMENDATION:

    1. Approve Updated Title VI Non-Discrimination and Limited English Proficiency Plan for City-operated transit services
    2. Adopt resolution to continue receiving federal funding

8. PUBLIC HEARINGS: (continued)

B. [Proposed Assisted Living Facility located at 980 Warwick Avenue \(LU 2017-70280 / Z 2017-70523 / SUP 2017-70522 / ND 2017-70524\)](#)

RESOLUTION ADOPTING NEGATIVE DECLARATION RELATED TO PROPOSAL TO ESTABLISH ASSISTED LIVING FACILITY AT 980 WARWICK AVENUE (ND 2017-70524; APPLICANT: SILVERADO SENIOR LIVING) RES. NO. 2018-\_\_\_\_\_

RESOLUTION APPROVING AMENDMENT TO LAND USE ELEMENT OF THOUSAND OAKS GENERAL PLAN FOR LAND LOCATED AT 980 WARWICK AVENUE (LU 2017-70280; SILVERADO SENIOR LIVING) RES. NO. 2018-\_\_\_\_\_

RESOLUTION APPROVING SPECIAL USE PERMIT AND OAK TREE PERMIT FOR ASSISTED LIVING FACILITY LOCATED AT 980 WARWICK AVENUE (SUP 2017-70522; APPLICANT: SILVERADO SENIOR LIVING) RES. NO. 2018-\_\_\_\_\_

ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE RELATING TO OFFICIAL ZONING MAP AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED AT 980 WARWICK AVENUE; (ZONE CHANGE Z 2017-70523; APPLICANT: SILVERADO SENIOR LIVING) ORD.NO. 1<sup>st</sup>Reading

RECOMMENDATION:

1. Adopt resolution adopting Negative Declaration No. 2017-70524
2. Adopt resolution approving LU 2017-70280, amendment to General Plan Land Use Element Map from "Residential Medium Density" to "Institutional"
3. Read in title only, further reading be waived, and if no objection, introduce ordinance approving Zone Change Z 2017-70523, zone change from R-P-D (Residential Planned Development) to P-L (Public, Quasi-Public and Institutional Lands and Facilities) zone
4. Adopt resolution approving Special Use Permit SUP 2017-70522 to allow construction of 82-bed assisted living (memory care) facility

8. PUBLIC HEARINGS: (continued)

C. [FY 2018-19 Community Development Block Grant Action Plan and FY 2018-19 Social Services Ad Hoc Committee Funding Recommendations](#)

RECOMMENDATION:

1. Approve FY 2018-19 Community Development Block Grant (CDBG) Action Plan for \$580,240 in federal funds for submittal to U.S. Department of Housing and Urban Development (HUD)
2. Receive report from 2018 Social Services Ad Hoc Committee and, as recommended by the Committee, approve FY 2018-19 social services grants of \$183,700, including \$83,700 in CDBG funds, plus \$100,000 from City's Social Services Endowment Fund
3. Approve staff recommendation for supplemental grants totaling \$3,336 (\$1,668 each) to two additional non-profit agencies
4. Authorize City Manager to proportionately adjust proposed allocations if HUD revises amount of City's FY 2018-19 CDBG grant

D. [Landscape and Lighting Assessment District \(LLAD\) 79-2 Annual Levy of Assessments](#)

RESOLUTION APPROVING ENGINEER'S REPORT FOR LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 79-2, AND ANNUAL LEVY OF ASSESSMENTS COMMENCING FY 2018-19

RES. NO. 2018-\_\_\_\_\_

RESOLUTION ORDERING LEVY AND COLLECTION OF ASSESSMENTS FOR THOUSAND OAKS LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 79-2 FY 2018-19

RES. NO. 2018-\_\_\_\_\_

RECOMMENDATION:

1. Approve Final Engineer's Report for Landscape and Lighting Assessment District (LLAD) No. 79-2 FY 2018-19 Assessments
2. Adopt resolutions approving Engineer's Report and Ordering Annual Levy of Assessments for FY 2018-19

9. DEPARTMENT REPORTS:

A. [Sustainability Plan for Municipal Operations](#)

RECOMMENDATION: Receive report and approve 2018 Sustainability Plan for Municipal Operations

10. COMMITTEE/COMMISSION/BOARD REPORTS:

A. [Youth Commission Annual Report](#)

RECOMMENDATION: Receive report

11. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None

12. COUNCIL ISSUES/RECOMMENDATIONS:

A. Follow-up reports on meetings/conferences attended by Councilmembers

1. [League of California Cities \(LCC\) Public Safety Policy Committee](#)  
June 8, 2018 (Price)

RECOMMENDATION: Receive report

13. CITY MANAGER:

A. Follow-up items

B. Announcements and upcoming issues

14. CLOSED SESSION: None

15. PUBLIC NOTICES: None

16. ADJOURNMENT:

Adjourn to Regular Meeting July 10, 2018

Agenda Post Date/Time: June 14, 2018, 5:00 p.m.

## EXHIBIT A

### 7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH W. ARE TO APPROVE  
RECOMMENDATIONS FOR ITEMS X. THROUGH Z. ARE TO ADOPT*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify June 6, 2018 and June 13, 2018; approve June 20, 2018; June 27, 2018 and July 4, 2018, subject to review and ratification
- B. No Appropriation/Expenditure Required: [Business Roundtable](#) Appointments (Bill-de la Peña); re-appoint Ping Fang and Greg Monterrosa; and appoint Adam Antoniskis, Taylor Scott Champagne, Suresh Iyer, and James Johnson to serve two-year terms ending June 2020
- C. No Appropriation/Expenditure Required: [Youth Commission Appointments](#) (Price); re-appoint Chloe Nash and Sarah Laufenberg to serve one-year terms ending July 2019; re-appoint Shelby Shea to serve two-year term ending July 2020; appoint Ethan Alpert, Catherine Xu, and Madeleine Mekari to serve two-year terms ending July 2020
- D. No Appropriation/Expenditure Required: [Council on Aging Appointments](#) (McCoy); re-appoint Tony Gitt, Terri Maria, and Donna Mortimer; and appoint Steven Allen and Stephanie Belding to serve two-year terms ending July 2020
- E. Approved Expenditure: [Citywide Scanning and Indexing Services](#); agreement with Accuflex, Inc.; term: 7/1/2018 – 6/30/2021 with one two-year extension option; not-to-exceed \$112,500 A/C 001-2310-612-5673 (Microfilming/Scanning)

## 7. CONSENT CALENDAR: (continued)

- F. Approved Expenditure: [Ammonium Hydroxide - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#); agreement with Hill Brothers Chemical Company; term: 7/1/2018 – 6/30/2021; not-to-exceed \$168,577.70; \$50,400 for FY 2018-19 A/C 621-8250-685-3242 (Chemical Supplies)
- G. Approved Expenditure: [HVAC Services - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#); agreement with Mesa Energy Systems, Inc.; term: 7/1/2018 – 6/30/2021; not-to-exceed \$340,000; \$113,334 for FY 2018-19 A/C 621-8250-682-5621 (HCTP Wastewater HVAC Maintenance)
- H. Approved Expenditure: [Emergency Generator Maintenance and Service - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#) – agreement with Global Power Group, Inc.; term: 6/19/2018 - 6/30/2023; not-to-exceed \$120,800; \$18,280 (\$8,280 contract, plus \$10,000 extra services) for FY 2018-19 A/C 621-8250-682-5699 (Wastewater/ Contracted Services)
- I. Additional Appropriation: [East County Transit Alliance \(ECTA\) Fiscal Agent Agreement](#); second amendment to Cont. No. 10953-2015, to add Saturday service effective 7/7/2018 and expand service area to City of Agoura Hills effective 7/1/2018; \$40,000 Federal 5310 Large Urbanized Area Grant - ECTA Saturday InterCity Dial-A-Ride (DAR) service; \$40,000 Federal 5310 Large Urbanized Area Grant - ECTA Vehicle Lease Costs; \$225,000 increase to ECTA budget fully offset by grant revenue; \$80,000 budget appropriation A/C 121-5550-438-6100 (ECTA/Federal Grants), \$145,000 A/C 121-5550-437-1000 (ECTA/Revenue due from other agencies) to A/C 121-5550-634-5650 (ECTA/Contracted Services)
- J. Approved Expenditure: [Chlorine Contact Chamber Covers \(CI 5438\) - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#); authorize staff to advertise for construction bids



## 7. CONSENT CALENDAR: (continued)

- K. Additional Appropriation: [North Moorpark Road Sidewalk and Bike Lane Improvements \(CI 5170\)](#); approve project design, plans, specifications, and Addendum No.1; construction contract with Sully-Miller Constructing Co. in amount of \$1,050,000 plus \$105,000 contingency; delegate authority to City Engineer to approve changes to design, plans, specifications and working details on work directives and change orders up to contingency value; Task Order No. 2 to Contract No. 11501-2017 not to exceed \$49,700 for construction phase services; budget appropriation in amount of \$127,790 A/C 543-0000-311-10-00 (Developer Fees Fund Balance) to A/C #543-5310-631-83-00 (CI 5170, Developer Fees/ North Moorpark Road Sidewalk and Bike Lane Improvements Project); budget appropriation in amount of \$369,815 from A/C 183-0000-438-42-00 (Federal CMAQ Grant Revenue) to A/C 183-5310-631-83-00 (CI5170, Federal CMAQ Grant Construction); authorize expenditures in amount of \$1,231,365 (\$1,050,000 for construction, plus \$105,000 contingency, \$5,000 for City furnished materials, \$49,700 for Construction Engineering Support, and \$21,665 for material testing), as follows: \$206,790 from A/C 543-5310-631-83-00 (CI 5170, Developer Fees/North Moorpark Road Sidewalk and Bike Lane Improvements Project), and \$973,815 from A/C 183-5310-631-83-00 (CI5170, Federal CMAQ Grant Construction) and expenditures in the amount of \$50,760 from A/C 001-5310-631-83-00 (CI 5170 Capital Improvements); acceptance of the Congestion Mitigation and Air Quality Improvement (CMAQ) Grant in amount of \$390,815 from Federal Highway Administration which requires minimum matching fund in the amount of \$50,635
- L. Approved Expenditure: [Bioreactors Electrical Upgrade \(CI 5440\) - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#); authorize staff to advertise for construction bids
- M. Approved Expenditure: [Hill Canyon Wastewater Treatment Plant \(HCTP\) Program Manager Agreement; professional consulting services agreement](#) with Phoenix Engineering, Inc. in amount not-to-exceed \$450,000 in connection with Program Management Support for Capital Improvements Projects; term: 6/19/18 – 6/30/23; expenditure to be paid by the Capital Improvement/Maintenance Improvement Budget under the approved Capital Improvement Program, as services are rendered.

## 7. CONSENT CALENDAR: (continued)

- N. Financial Impact to be Determined: [On-Call General Maintenance Services Agreements](#) with firms enumerated in Service Providers Listing outlined in report, each in amount not-to-exceed \$250,000 per year; individual task orders not-to-exceed \$45,000; each term ending 6/30/2021; funds to be identified on case by case basis
- O. Approved Expenditure: [Wastewater Flow Monitoring Services Agreement](#) with Hach Company; term: 6/19/2018 - 6/30/2021; expenditures not-to-exceed \$182,600 A/C 621-8220-682-5699 (Wastewater Collection Contract Service)
- P. Approved Expenditure: [Calleguas Creek Watershed Agreement; Amended and Restated Memorandum of Agreement \(MOA\)](#) for Calleguas Creek Watershed (CCW) Total Maximum Daily Load (TMDL) monitoring and implementation; \$86,306 expenditure FY 2017-18 A/C 177-5320-631-5799 (Contracted Services), \$157,945 A/C 621-8250-682-5652 (Contracted Services – Reclaimed Water); \$90,649 expenditure FY 2018-19 A/C 177-5320-631-5799 (Contracted Services), \$179,154 A/C 621-8250-682-5652 (Contracted Services – Reclaimed Water)
- Q. Financial Impact to be Determined: [On-Call Professional Services Agreements](#) for various services with firms enumerated in Master On-Call Consultant Listing outlined in report; each in amount not-to-exceed \$200,000 per year; individual task orders not-to-exceed \$125,000; each term ending 6/30/2021; funds to be identified on a case by case basis
- R. Approved Expenditure: [Digester Cleaning \(MI 2533\) - Hill Canyon Wastewater Treatment Plant \(HCTP\)](#); project design, specifications, and Addenda No. 1 and 2 and contract with Synagro-WWT, Inc.; expenditure \$378,943 [\$325,143 contract, \$48,800 contingency, \$5,000 supplies and services A/C 624-8250-682-5500 (MI 2533, HCTP Digester Cleaning)]; delegate authority to City Engineer to approve changes to design, plans, specifications, and working details on work directives and change orders up to project approved contingency amount
- S. No Appropriation/Expenditure Required: [College Student Bus Ride Pilot Program Agreement](#) with Ventura County Transportation Commission (VCTC) and other Transit Operators

7. CONSENT CALENDAR: (continued)

T. No Appropriation/Expenditure Required: [Battery Energy Storage Lease](#); Authorize City Manager to approve final lease agreement in a form approved by City Attorney, with Acorn 1 LLC, a wholly-owned subsidiary of esVolta LP, for battery energy storage facility on City property at 1205 Lawrence Drive under Southern California Edison’s Integrated Distributed Energy Resources program; preliminary four-year terms beginning 7/1/18 at fixed annual lease of \$30,000 followed by an eleven-year initial term and two five-year renewal terms with approximate annual \$75,000 lease amount, escalating at three percent per annum

U. Approved Expenditure: [Public, Educational, and Government \(PEG\) Fee Grant Agreement](#); one-time agreement with Conejo Valley Unified School District effective 7/1/2018; expenditure up to \$800,000 A/C 883-0000-241-9900 (Cable Television Agency Trust Fund Deposits)

V. Approved Expenditure: [FY 2018-19 Insurance Renewals: Property, Liability and Workers’ Compensation](#); authorize City Manager or designee to purchase insurance policies and excess workers’ compensation insurance; term: 7/1/2018 – 6/30/2019; \$786,439 expenditure General Fund, Water Fund, Wastewater Fund, Transportation Fund, and Solid Waste Fund for “All Risk” property insurance; \$252,855 expenditure A/C 711-0520-686-6312 (Internal Service Fund – Liability); \$96,612 expenditure A/C 712-0520-686-6321 (Internal Service Fund – Workers’ Compensation) for renewal of excess workers’ compensation insurance

W. No Appropriation/Expenditure Required: [Donations to Library Read TO Succeed Literacy Program](#); authorize Mayor to acknowledge \$2,000 donation from Conejo Schools Foundation and \$500 donation from The Chi State Learning Is For Everyone Foundation

X. No Appropriation/Expenditure Required: [Solid Waste Service Rate Adjustment](#); effective 7/1/2018; adopt resolution

RESOLUTION ESTABLISHING 2018 RESIDENTIAL AND COMMERCIAL SOLID WASTE AND RECYCLING RATE SCHEDULES  
RES. NO. 2018-\_\_\_\_\_

Y. No Appropriation/Expenditure Required: [Annual Gann Appropriations Limit \\$175,308,982 FY 2018-19](#); adopt resolution

RESOLUTION ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2018-2019  
RES. NO. 2018-\_\_\_\_\_

7. CONSENT CALENDAR: (continued)

- Z. Approved Expenditure: [New Salary Schedule for General Employees](#); Professional Employees; Senior Management, Confidential and Supervisory Employees; and Hourly Employees; adopt resolutions

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR THOUSAND OAKS CITY EMPLOYEE ASSOCIATION (TOCEA), RESCINDING RESOLUTION NO. 2017-037 RES. NO. 2018-\_\_\_\_\_

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR PROFESSIONAL EMPLOYEES (THOUSAND OAKS MANAGEMENT ASSOCIATION – TOMA), RESCINDING RESOLUTION NO. 2017-039 RES. NO. 2018-\_\_\_\_\_

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR SENIOR MANAGEMENT, CONFIDENTIAL AND SUPERVISORY EMPLOYEES (SENIOR MANAGEMENT ASSOCIATION – SMA), RESCINDING RESOLUTION NO. 2017-041 RES. NO. 2018-\_\_\_\_\_

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR HOURLY EMPLOYEES RES. NO. 2018-\_\_\_\_\_