

**City Council**  
**REGULAR MEETING**  
**Tuesday, August 29, 2017, 6:00 P.M.**  
**Council Chambers**



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

**Executive Team**

Andrew P. Powers, City Manager  
Gary Rogers, Acting Asst. City Manager/HR Director  
Mark A. Towne, Community Development Director  
Cynthia M. Rodriguez, City Clerk  
Barry McComb, Cultural Affairs Director  
Jim Friedl, General Manager, CRPD

Tracy M. Noonan, City Attorney  
John F. Adams, Finance Director/City Treasurer  
Jay Spurgin, Public Works Director  
Heather Cousin, Library Director  
Tim Hagel, Police Chief  
Theodore E. Smith, 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.

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Price, Adam, McCoy, Fox, and Mayor Bill-de la Peña
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:  
  
(See Exhibit A pages 7 thru 9 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [La Granada Pump Station Project; Resolution of Necessity for acquisition of Utility Easement \(CI 8082\) \(Continued from July 11, 2017\)](#)  
  
RECOMMENDATION: Cancel public hearing
9. DEPARTMENT REPORTS:
  - A. [2018 Pavement Overlay \(CI 5256\) and Slurry Program \(MI 2541\)](#)  
  
RECOMMENDATION:
    1. Approve Professional Services Agreement with Pavement Engineering, Inc., in amount of \$135,940, plus \$13,600 [\$106,033 plus \$10,608 contingency (CI 5256) and \$29,907 plus \$2,992 contingency (MI 2541)] for pavement engineering and design support services, for term ending June 30, 2019
    2. Approve Professional Services Agreement with Twining, Inc., in amount of \$556,193, plus \$55,627 contingency [\$433,831 plus \$43,389 contingency (CI 5256) and \$122,362 plus \$12,238 contingency (MI 2541)] for material testing and inspection services for term ending June 30, 2019

9. DEPARTMENT REPORTS: (Continued)

A. 2018 Pavement Overlay (CI 5256) and Slurry Program (MI 2541)  
(Continued)

RECOMMENDATION: (Continued)

3. Approve expenditure of \$20,000 for City Furnished Materials and Supplies: \$10,000 A/C 132-5310-631-8300 [Pavement Overlay Program (CI 5256)] and \$10,000 A/C 539-5310-631-8300 [Pavement Slurry Program (MI 2541)]
4. Approve expenditures of \$761,360 as follows: \$593,861 A/C 132-5310-631-8300 [Pavement Overlay Program (CI 5256)]; \$167,499 A/C 539-5310-631-8300 [Pavement Slurry Program (MI 2541)]

B. [Request to Initiate General Plan Amendment \(LU 2017-70280\) from Medium Density Residential to Institutional; allow concurrent processing of entitlement applications; Located: southeast corner Warwick Avenue and Mayflower Street; Applicant: Silverado Senior Living](#)

RESOLUTION DECLARING INTENTION TO CONSIDER AMENDMENT TO LAND USE ELEMENT OF GENERAL PLAN AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT SOUTHEAST CORNER OF WARWICK AVENUE AND MAYFLOWER STREET (LU 2017-70280: SILVERADO SENIOR LIVING) RES. NO. 2017-

RECOMMENDATION:

1. Adopt resolution to initiate General Plan Amendment LU 2017-70280, request for change in Land Use Element from "Medium Density Residential" (4.6-15 dwellings per net acre) to "Institutional" involving 2.1 acres located southeast corner of Warwick Avenue and Mayflower Street
2. Allow entitlement applications for proposed 80-bed memory care facility on subject property to be processed concurrently with Land Use Element amendment and companion zone change application

10. COMMITTEE/COMMISSION/BOARD REPORTS:

A. [Business Roundtable's Work Plan and Public WiFi Project](#)

RECOMMENDATION:

1. Approve Business Roundtable Work Plan for next 24 months (July 1, 2017 - June 30, 2019)
2. Provide direction to staff regarding Business Roundtable's proposed public WiFi project in Thousand Oaks Boulevard downtown area

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

13. CITY MANAGER:

- A. Follow-up items
- B. Announcements and upcoming issues

14. CLOSED SESSION: City Council Conference Room 2<sup>nd</sup> floor

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION: Claim of Susan & Charles Thorburn; Claim No. 1383-2017; Pursuant to Government Code Section 54956.9(a)
- B. CONFERENCE WITH LEGAL COUNSEL - Existing Litigation: Pursuant to Government Code Section 54956.9(a): Claimant: Gloria Ware Pesis; Workers' Compensation Claim No. THWC 1911, 2002-2005; WCAB No. ADJ3956316
- C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION: Before the Public Utilities Commission of the State of California: *Application of California-American Water Company (U210W) for Authorization to Increase its Revenues for Water Service by \$34,559,200 or 16.29% in the year 2018, by \$8,478,500 or 3.43% in the year 2019, and by \$7,742,600 or 3.03% in the year 2020*; Application No. 16-07-002; City of Thousand Oaks, Party of Interest; Pursuant to Government Code Section 54956.9(a)

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

6

August 29, 2017

15. PUBLIC NOTICES: None

16. ADJOURNMENT:

Adjournment in memory of:

- Gwen Wagner Huffer, local Pediatrician and wife of Conejo Recreation and Park District Board Member Chuck Huffer
- John Slade, educator, actor, and Director of The Kingsmen Shakespeare Company's summer production of "Julius Caesar"

to Regular Meeting September 12, 2017

Agenda Post Date/Time: August 24, 2017, 5:00 p.m.

CCD:610-40/h:/common/agenda/ 2017/08-29-2017/08-29-17.docx

## EXHIBIT A

### 7. CONSENT CALENDAR:

#### *RECOMMENDATIONS FOR ITEMS A. THROUGH S. ARE TO APPROVE*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify July 19, 2017, July 26, 2017, August 2, 2017, August 9, 2017, August 16, 2017, and August 23, 2017; approve August 30, 2017; approve September 6, 2017, subject to review and ratification
- B. [Minutes of City Council meeting of July 11, 2017](#)
- C. [No Appropriation/Expenditure Required: Ratification of election of](#) Thousand Oaks Alliance for the Arts (TOARTS) Board Director; ratify election of Janet Scherr to serve three-year term ending December 31, 2020
- D. [No Appropriation/Expenditure Required: Community Funding Review](#) Committee Appointments (Bill-de la Peña); appointments of Mary DiCesare, Julia Farag, Kathleen Marley and re-appointment of Gus Gougas to serve two-year terms ending June 2019
- E. [No Appropriation/Expenditure Required: Council on Aging Appointments](#) (Fox); re-appointments of Loretta Allen and Dr. Karen Gorback and appointments of Kenneth Gardner and John Posta to serve two-year terms ending July 2019
- F. [Additional Appropriation: Write-Off of Outstanding Balances in Theatres;](#) authorize staff to write-off past due theatre user fees of \$19,918.86 A/C 681-7710-686-7400 (Bad Debt Expense); Budget Appropriation and Operating Transfer in amount not-to-exceed \$20,000 General Fund A/C 001-9720-677-9168 (Operating Transfers Out) to Theatre Fund A/C 681-0000-561-0100 (Operating Transfer In)
- G. [No Appropriation/Expenditure Required: Ratify designated actions by City](#) Manager authorized during City Council 2017 summer recess as identified in report pursuant to Resolution No. 2017-034
- H. [Additional Appropriation: Economic Development Strategic Plan; Third](#) Amendment to Professional Services Contract No. 10999-2015 with Kosmont Companies in amount not-to-exceed \$35,000 for final preparation of City's Economic Development Strategic Plan; revised total not-to-exceed \$134,000; budget appropriation and expenditure of \$35,000 A/C 001-0000-311-1000 (General Fund – Fund Balance) to A/C 001-0810-612-5750 (Contracted Services)

## 7. CONSENT CALENDAR: (Continued)

- I. [Approved Expenditure: Agreement with Shelterclean Services, Inc., in amount not-to-exceed \\$120,000 \(\\$40,000 annually\) for bus shelter cleaning and maintenance services; term: 8/29/17 - 6/30/20; expenditures of \\$40,000 FY 2017-18 and FY 2018-19 A/C 651-5540-682-5699 \(Buses/Contracted Services - Other\); funding for FY 2019-20 to be requested during next biennial budget cycle](#)
- J. [Approved Expenditure: Thousand Oaks Boulevard \(TOB\) \(Phase I\) Streetscape Improvements \(CI 5391\); Professional Services Agreement with MNS Engineers, Inc., in amount not-to-exceed \\$290,812 for final design and preparation of construction contract documents; expenditure of \\$324,812 \(\\$290,812 Agreement plus \\$29,000 contingency and \\$5,000 for City furnished materials and supplies\) A/C 001-5310-682-8300 \(CI 5391 - TOB Streetscape Improvements\)](#)
- K. [Approved Expenditure: Supply and delivery of three chemicals to Hill Canyon Wastewater Treatment Plant \(HCTP\); agreements with Olin Chlor Alkali Products and Vinyls in amount not-to-exceed \\$450,000 for Sodium Hypochlorite, California Water Technologies in amount not-to-exceed \\$310,200 for Ferric Chloride, and JCI Jones Chemicals, Inc. in amount not-to-exceed \\$480,000 for Sodium Bisulfite; terms: 9/23/17 – 6/30/19; expenditure of \\$610,000 FY 2017-18 and \\$630,200 FY 2018-19 A/C 621-8250-685-3242 \(HCTP/Wastewater Chemical Supplies\)](#)
- L. [Approved Expenditure: Lawrence Drive Lift Station Expansion \(CI 5380\); reject all bids received on July 26, 2017; authorize staff to revise contract documents and re-advertise for construction bids](#)
- M. [Approved Expenditure: Downtown Core Master Plan; Selection of Raimi and Associates as professional consultant team to prepare Downtown Core Master Plan to guide future development within area along Thousand Oaks Boulevard between Erbes Road and Conejo School Road; award Professional Services Agreement with Raimi and Associates in amount not-to-exceed \\$226,819 \(includes 15 percent contingency\) for preparation of Downtown Core Master Plan plus amount not-to-exceed \\$50,000 for review of proposed development projects that will affect downtown core; budget appropriation and expenditure of \\$276,819 A/C 001-0000-311-1000 \(General Fund-Fund Balance\) to A/C 001-4010-641-5699 \(Contracted Services/Other\)](#)



7. CONSENT CALENDAR: (Continued)

- N. [Approved Expenditure: Sixth Amendment to Transit Operator Agreement](#) with MV Transportation (Contract No. 10470-2014) in amount of \$106,747.32 to add Trapeze Software Dispatching and Reservations licensing and operations; expenditures of \$45,760.28 FY 2017-18 and \$60,987.04 FY 2018-19 A/C 651-5550-682-5650 (TOTDAR Transportation/DAR Contracted Services)
- O. [Additional Appropriation Fully Offset by Gas Tax Revenue: Street Name](#) and Traffic Sign Upgrade (CI 5168); \$20,000 budget appropriation and expenditure annually FY's 2017-18 and 2018-19 A/C 132-0000-311-1000 (Gas Tax/ Fund Balance) to A/C 132-5310-631-8300 (CI5168 Street Name and Traffic Sign Upgrade)
- P. [Additional Appropriation: Borchard Road Drainage Improvements](#) (CI 5399); carryover of budget in amount of \$120,000 A/C 532-5310-631-8300 (CI 5399) Newbury Park Improvement Fees/High Maintenance Relief) FY 2016-17 to FY 2017-18; budget appropriation of \$70,000 A/C 532-0000-311-1000 (Newbury Park Improvement Fee Fund Balance) to A/C 532-5310-631-8300 (CI 5399 High-Maintenance Relief Drainage Improvements FY 2017-18)
- Q. [Additional Appropriation: Fire alarm upgrades - various City facilities](#) (CI 5388); budget appropriation and expenditure of \$35,000 A/C 001-0000-311-1000 (General Fund - Fund Balance) as follows: \$11,000 to A/C 001-3573-677-8200 (CI 5388 Construction); \$24,000 to A/C 001-3574-677-8200 (CI 5388 Construction) for construction costs
- R. [Approved Expenditure: Renewal of subscriptions with Gale Cengage](#) Learning, Inc., for Library Databases, Standing Orders, Periodicals, and Circulating and Reference Books; expenditures FY 2017-18 not-to-exceed \$80,000 A/C 110-7210-673-3231 (Library-Materials/Circulating Books)
- S. [No Appropriation/Expenditure Required: Los Robles Golf Course](#) Groundwater Utilization Project Water Desalination Grant Program (CI 5395); adopt resolution

RESOLUTION DESIGNATING AUTHORIZED REPRESENTATIVE TO  
SUBMIT APPLICATION, EXECUTE AGREEMENT AND ANY  
AMENDMENTS, AND CERTIFY FUNDING DISBURSEMENTS WITH  
STATE OF CALIFORNIA FOR WATER DESALINATION GRANT

RES. NO. 2017-\_\_\_\_\_