

## City Council/Public Financing Authority (TOPFA)

### REGULAR MEETING

**Tuesday, September 11, 2018, 6:00 P.M.**  
**Council Chambers**



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

#### Executive Team

|  |   |
|--|---|
| Andrew P. Powers, City Manager/Auth. Exec. Dir.  | Tracy M. Noonan, City Attorney                          |
| Ingrid Hardy, Assistant City Manager             | Gary Rogers, Deputy City Manager/HR Director            |
| Mark A. Towne, Community Development Director    | John F. Adams, Fin. Director/City Treasurer/Auth.Treas. |
| Cynthia M. Rodriguez, City Clerk/Auth. Secretary | Jay T. Spurgin, Public Works Director                   |
| Barry McComb, Cultural Affairs Director          | Heather Cousin, Library 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/TOPFA AGENDA

Thousand Oaks, California

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September 11, 2018

RES. NO. 2018-054  
ORD. NO. 1651-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE: Flag Ceremony by Thousand Oaks Police Department and Ventura County Fire Department Color Guard in remembrance of September 11, 2001
3. ROLL CALL: Councilmembers/Directors Bill-de la Peña, Price, Adam, McCoy, and Mayor/Chair Fox
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. Commendation – Finance Director/City Treasurer John Adams
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 6 thru 7 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [Community Development Block Grant Program: Program Year 2017-18 Consolidated Annual Performance and Evaluation Report \(CAPER\)](#)  
  
RECOMMENDATION: Approve Program Year (PY) 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER) for submittal to U.S. Department of Housing and Urban Development (HUD)
9. DEPARTMENT REPORTS:
  - A. [Consideration of a Comprehensive General Plan Update in Conjunction with the next Housing Element Cycle](#)  
  
RECOMMENDATION: Authorize staff to solicit proposals/qualifications for a comprehensive General Plan update with an alternative for a focused General Plan update
10. COMMITTEE/COMMISSION/BOARD REPORTS: None

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

12. COUNCIL ISSUES/RECOMMENDATIONS:

A. [Compensation and Second Amendment to City Manager Employment Agreement](#)

RESOLUTION APPROVING COMPENSATION AND SECOND AMENDMENT TO EMPLOYMENT AGREEMENT FOR CITY MANAGER  
RES. NO. 2018-\_\_\_\_\_

RECOMMENDATION: Adopt resolution approving compensation and second amendment to employment agreement for City Manager (Contract No. 11382-2017)

B. [Compensation and Fifth Amendment to City Attorney Employment Agreement](#)

RESOLUTION APPROVING COMPENSATION AND FIFTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR CITY ATTORNEY  
RES. NO. 2018-\_\_\_\_\_

RECOMMENDATION: Adopt resolution approving compensation and fifth amendment to employment agreement for City Attorney (Contract No. 9799-2012)

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 REAL PROPERTY NEGOTIATORS – Property: 1868 E. Thousand Oaks Boulevard, APN 670-0-182-050, NEGOTIATING ON BEHALF OF CITY: Andrew Powers, City Manager, Jaime Boscarino, Deputy Finance Director, Haider Alawami, Economic Development Manager, Larry Kosmont, Kosmont Companies; NEGOTIATING PARTIES: 1868 TO LLC; UNDER NEGOTIATION: purchase of properties, including price and terms of payment; Pursuant to Government Code Section 54956.8

14. CLOSED SESSION: (Continued)

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Property: 1826 Oakwood Drive, APN 670-0-181-245; NEGOTIATING ON BEHALF OF CITY: Andrew Powers, City Manager, Jaime Boscarino, Deputy Finance Director, Haider Alawami, Economic Development Manager, Larry Kosmont, Kosmont Companies; NEGOTIATING ON BEHALF OF Scott and Danita Leese Trust; UNDER NEGOTIATION: purchase of properties, including price and terms of payment; Pursuant to Government Code Section 54956.8

15. PUBLIC NOTICES: None

16. ADJOURNMENT:

Adjourn to Regular Meeting September 25, 2018

Agenda Post Date/Time: September 6, 2018, 5:00 p.m.

## EXHIBIT A

### 7. CITY COUNCIL/TOPFA CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH I. ARE TO APPROVE  
RECOMMENDATION FOR ITEM J. IS TO ADOPT*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify August 29, 2018 and September 5, 2018; approve September 12, 2018; approve September 19, 2018, subject to review and ratification
- B. [Minutes of City Council meeting of August 28, 2018](#)
- C. Approved Expenditure: [Kavli Auditorium and Backstage Renovations \(MI 2088\)](#); contract for professional architectural services SVA Architects, Inc.; expenditure not-to-exceed \$240,000 A/C 681-7710-682-5500 (MI 2088, Construction)
- D. Approved Expenditure: [Renewal of software maintenance agreement with Superior, LLC, \(previously SunGard Public Sector\) in amount of \\$155,000; term: 7/1/18 – 6/30/19; \\$155,000 expenditure A/C 001-3410-612-4300 \(Computer Software Maintenance\)](#)
- E. No Appropriation/Expenditure Required: [Thousand Oaks Public Financing Authority \(TOPFA\) Annual Update; receive and file](#)
- F. No Appropriation/Expenditure Required: [2019 City Council Meeting Schedule; adopt resolution](#)

RESOLUTION SETTING CITY COUNCIL MEETING SCHEDULE FOR  
CALENDAR YEAR 2019 RES. NO. 2018-\_\_\_\_\_

- G. No Appropriation/Expenditure Required: [Appointment of City Treasurer; adopt resolution](#)

RESOLUTION CONFIRMING APPOINTMENT OF JAIME BOSCARINO  
AS CITY TREASURER FROM SEPTEMBER 12, 2018 THROUGH  
JANUARY 31, 2019 RES. NO. 2018-\_\_\_\_\_

7. CITY COUNCIL/TOPFA CONSENT CALENDAR: (Continued)

- H. Approved Expenditure: [Westlake Boulevard Sidewalk Project \(CI 5337\)](#); adopt resolution approving revised maintenance agreement with State of California Department of Transportation (Caltrans)

RESOLUTION APPROVING LANDSCAPE MAINTENANCE AGREEMENT NO. 716-NMC-1138 WITH STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR ROUTE 23 SOUTH, WESTLAKE BOULEVARD SIDEWALK PROJECT RES. NO. 2018-\_\_\_\_\_

- I. Additional Appropriation Fully Offset by SB1 Revenue: [California State of Good Repair Program Transit Grants \(SB 1\)](#); adopt resolution; budget appropriation increasing revenue and expenses \$6,810 A/C 651-5550-433-7000 (CI 5372 Transportation/SB 1 revenue) to A/C 651-5550-685-8300 (CI 5372 MSC Fuel Island)

RESOLUTION AUTHORIZING EXECUTION OF CERTIFICATIONS AND ASSURANCES FOR CALIFORNIA STATE OF GOOD REPAIR PROGRAM FROM CALIFORNIA DEPARTMENT OF TRANSPORTATION RES. NO. 2018-\_\_\_\_\_

ORDINANCE FOR SECOND READING:

- J. [ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH LATIGO GROUP, LLC RELATING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 299 EAST THOUSAND OAKS BOULEVARD \(DAGR 2018-70228; THE LATIGO GROUP, LLC\)](#) (Introduced 8/28/2018, 4-1, Bill-de la Peña dissenting) ORD. NO. 1651-NS