MINUTES OF THE CITY COUNCIL/TOPFA

Thousand Oaks, California July 9, 2019

1. CALL TO ORDER:

   Mayor/Authority Chair Rob McCoy called the meeting to order at 6:01 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Mayor/Authority Chair McCoy led the pledge of allegiance.

3. ROLL CALL:

   Present: Councilmembers/Authority Directors Engler, Jones, Adam, and Mayor/Authority Chair McCoy.

   Absent: Councilmember/Authority Director Bill-de la Peña.

   Also Present: City Manager/Authority Executive Director Andrew P. Powers, City Attorney Tracy Noonan, Assistant City Manager Ingrid Hardy, City Clerk/Authority Secretary Cynthia M. Rodriguez, Community Development Director Mark Towne, Finance Director/City Treasurer/Authority Treasurer Jaime Boscarino, Cultural Affairs Director Barry McComb, Public Works Director Jay Spurgin, Library Director Heather Cousin, Police Chief Tim Hagel, Fire Chief John Spykerman, Housing Coordinator Lynn Oshita, Debt and Investment Analyst Jane Adelmann, Associate Planner Donald Nielsen, Deputy City Clerk Laura Maguire, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Assistant Analyst Sandra Delgado, and Recording Secretary Dominga Zambrano.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM: None.

5. SPECIAL PRESENTATIONS:

   A. Mayor McCoy introduced Leah Lacayo from Ventura County Fair who presented the 2019 Ventura County Fair Poster

   B. Mayor McCoy introduced Rudy Gonzales, Government Relations Manager from Southern California Edison, who presented SCE's Wildfire Mitigation Plan

   C. 5-Star Theatricals Artistic Director Patrick Cassidy introduced cast members to perform song from the upcoming production of "Westside Story"

6. PUBLIC COMMENTS:

   Jennifer Schwabauer, Moorpark; William Maple, Newbury Park; Adam Haverstock, Greater Conejo Valley Chamber of Commerce; Mandy Jacob, Newbury Park; Paige Nielsen, Westlake Village; Judy Bruce, Simi Valley; Vadim Manzhos, Newbury Park.

7. CONSENT CALENDAR:

   (See Exhibit A for Consent Calendar Listing)

8. PUBLIC HEARINGS:

A. Hearing, advertised as required by law, opened to consider: Tax Equity and Fiscal Responsibility Act Public Hearing and Action Related to Bella Vista Apartments (2011-2025 Los Feliz Drive) presented by Housing Coordinator Oshita. Community Development Director Towne, Debt and Investment Analyst Adelmann, and Many Mansions President Rick Schroeder available for questions.

RESOLUTION APPROVING ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR PURPOSE OF FINANCING ACQUISITION AND REHABILITATION OF A MULTIFAMILY RENTAL HOUSING FACILITY KNOWN AS BELLA VISTA APARTMENTS RES. NO. 2019-040

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF RELEASE OF BOND REGULATORY AGREEMENT, FORGIVENESS OF GRANT, MODIFICATION OF LOAN DOCUMENTS, CONSENT TO PROPERTY TRANSFER AND ASSIGNMENT OF LOAN DOCUMENTS, AND SUBORDINATION OF CITY INTERESTS TO DEEDS OF TRUST SECURING NEW LOANS AND RELATED REGULATORY AGREEMENTS FOR REFINANCE OF BELLA VISTA APARTMENTS AND RELATED MATTERS RES. NO. 2019-041

Speaker/Statement Cards: None.

Mayor McCoy closed public hearing.

Motion by Councilmember Adam to adopt resolution to approve issuance of bonds by California Municipal Finance Authority (CMFA) for benefit of Many Mansions or its affiliates, not-to-exceed $15,000,000, to provide for financing of acquisition and rehabilitation of Bella Vista Apartment Project (Project). Such adoption is solely for purpose of satisfying requirements of TEFRA, which includes compliance with Federal and State-mandated processes; adopt resolution approving and authorizing City Manager to finalize and execute termination agreement and related documents in connection with redemption of 2005 Multi-family Housing Revenue Refunding Bonds; authorize City Manager to finalize and execute Modification Agreement, Amended Affordability Agreement and Subordination Agreement to cancel Promissory Note associated with 2005 Redevelopment Agency (RDA) Grant to Many Mansions, extend term with new interest rate for existing loan from former RDA; authorize City Manager to approve and execute Assignment and Assumption Agreement to allow transfer of property from Many Mansions to new Limited Partnership; authorize City Manager to cancel original RDA Grant Note of $1,025,000, upon issuance of Tax Credit Reservation Letter and execute related documents, carried 4-0 by the following vote: Ayes - Engler, Jones, Adam, and McCoy; Noes - None; Absent - Bill-de la Peña.

9. DEPARTMENT REPORTS:

A. Thousand Oaks Alliance for the Arts (TOARTS) Operations and Programming Update presented by TOARTS Chair Leanne Nielson.

Speaker/Statement Cards: None.

Received report.

B. Initiation of Municipal Code Amendment MCA 2019-70572 to Update City Regulations for Biotechnology and Similar Uses in M-1 (Industrial Park) Zone presented by Community Development Director Towne. Associate Planner Nielsen available for questions.

RESOLUTION DECLARING INTENTION TO CONSIDER AMENDMENTS TO THOUSAND OAKS MUNICIPAL CODE TO UPDATE REGULATIONS FOR BIOTECHNOLOGY AND SIMILAR USES IN INDUSTRIAL PARK (M-1) ZONE (MCA 2019-70572) RES. NO. 2019-042

Speaker/Statement Cards: None.

Motion by Councilmember Adam to adopt resolution declaring intention to consider a Municipal Code Amendment to update City regulations regarding biotechnology and similar uses in M-1 (Industrial Park) zone, carried 4-0 by the following vote: Ayes - Engler, Jones, Adam, and McCoy; Noes - None; Absent - Bill-de la Peña.

10. COMMITTEE/COMMISSION/BOARD REPORTS:

A. Council on Aging Annual Report presented by Chair Dr. Karen Gorback.

Speaker/Statement Cards: None.

Received report.

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

12. COUNCIL ISSUES/RECOMMENDATIONS: None.

13. CITY MANAGER: (Continued)

A. Follow-up items: Nothing additional.

B. Announcements and upcoming issues: City Manager Powers reviewed potential topics for the next regularly scheduled City Council Meeting August 27, 2019.

14. CLOSED SESSIONS REQUESTED: City Council Conference Room 2nd floor – None.

15. PUBLIC NOTICES: None.

16. ADJOURNMENT:

City Council adjourned at 7:34 p.m. in memory of longtime community member Tim Hibbard to Regular Meeting on Tuesday, August 27, 2019.

Robert McCoy, Mayor
City of Thousand Oaks City Council

Attest:

Cynthia M. Rodriguez, City Clerk
City of Thousand Oaks City Council

AGENDA POSTED: July 3, 2019
MINUTES APPROVED: August 27, 2019

*indicates item taken out of order
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EXHIBIT A

7. CONSENT CALENDAR:

RECOMMENDATIONS FOR ITEMS A. THROUGH S. ARE TO APPROVE

Additional information supplemental packet regarding Items 7.N. and 7.Q.

Written Statement: Nancy Denison, Thousand Oaks (7.R.)

Motion by Councilmember Jones to approve Consent Calendar with exception of Item 7.D. [General Plan Update – Professional Services Agreement (MI 2592)], carried 4-0 by the following vote: Ayes - Engler, Jones, Adam, and McCoy; Noes - None; Absent - Bill-de la Peña. (Item subsequently approved following discussion.)

Motion by Councilmember Jones to approve Consent Calendar Item 7.D., carried 4-0 by the following vote: Ayes - Engler, Jones, Adam, and McCoy; Noes - None; Absent - Bill-de la Peña.

A. General, Utilities, Golf Course, and Theatres Demands – ratify June 26, 2019, and July 3, 2019; approve July 10, 2019; approve July 17, 2019, July 24, 2019, July 31, 2019, August 7, 2019, August 14, 2019, and August 21, 2019, subject to review and ratification

B. Minutes of City Council meeting of June 25, 2019

C. No Appropriation/Expenditure Required: Council on Aging Appointments (Engler, Jones); re-appointments of Jeffrey Bert and John Posta to serve two-year terms ending July 2021; appointments of Rossanna Guerra and Karen Sylvester to serve two-year terms ending July 2021

D. Additional Appropriation: General Plan Update – Professional Services Agreement (MI 2592); First Amendment to Professional Services Agreement (Contract No. 12045-2019) with Raimi + Associates in amount of $93,850, new not-to-exceed total $1,643,730; $93,850 budget appropriation and expenditure A/C 001-0000-311-1000 (General Fund – Fund Balance) to A/C 001-4010-641-5699 (Project MI 2592, Contracted Services)

E. Approved Expenditure: Conejo Creek Park North Equestrian and Bike Path Improvements (CI 5409); authorize staff to advertise for construction bids

F. Additional Appropriation: Thousand Oaks Boulevard Wastewater Main Extension (CI 5529); Reimbursement Agreement with The Italian Ice King of California Leone's Italian Ices in amount of $75,000 for construction of improvements at 1690 Thousand Oaks Boulevard; $75,000 budget appropriation to A/C 624-0000-484-9900 (CI 5529, Reimbursements)

7. CONSENT CALENDAR: (Continued)

G. Financial Impact to be Determined: On-Call Professional Services Agreements for various services with 25 firms as outlined in report; each not-to-exceed $200,000 for fiscal year; individual task orders not-to-exceed $125,000; each term ending 6/30/20; funds to be identified on a case by case basis

H. Approved Expenditure: Tara Reservoir Improvements Project (CI 5290); authorize staff to advertise for construction bids

I. Approved Expenditure: Thousand Oaks Boulevard (Phase I) Streetscape Improvements (CI 5391); Third Amendment to Professional Services Agreement with MNS Engineers, Inc. (Contract No. 11556-2017) in amount of $73,657, plus $10,000 for extra services; term extended to 9/30/20, and new not-to-exceed total $557,989; $83,657 expenditure ($73,657 Third Amendment, $10,000 extra services) A/C 001-5310-631-8300 (CI 5391, Thousand Oaks Boulevard (TOB) Streetscape Improvements)

J. Approved Expenditure: Grading and Drainage Improvements for Dos Vientos Lot 618 (MI 2571); authorize staff to advertise for construction bids

K. Approved Expenditure: Hill Canyon Treatment Plant (HCTP) Digester No. 2 Rehabilitation Project (MI 2563); Second Amendment to Professional Services Agreement with HDR Engineering, Inc. (Contract No. 11737-2018) for design phase services on HCTP Digester No. 2 in amount of $66,054, new not-to-exceed amount $338,310; $72,704 ($66,054 for design services and $6,650 contract contingency) expenditure A/C 624-8250-682-5500 (MI 2563 HCTP Digester No. 2 Rehabilitation); delegate authority to City Engineer to approve changes in design, plans, specifications and working details of project on work directives and change orders up to project approved contingency amount

L. Approved Expenditure: Southern California Edison (SCE) Underground Easement; grant deed of easement to SCE; authorize City Engineer to execute all necessary documents for dedication of underground easement of City property (APN 667-0-080-105) at 1205 Lawrence Drive, for amount equal to $6,100; revenue in amount of $6,100 to A/C 001-5210-486-0000 (Development Services, Misc. Revenues)

M. No Appropriation/Expenditure Required: Thousand Oaks Public Financing Authority Annual Update; receive and file

N. Approved Expenditure: Boys and Girls Club Matching Capital Improvement Grant (John L. Notter Family Club); $250,000 expenditure of available funds A/C 001-1120-611-5920 (MI 2506, Grants and Donations) to Boys & Girls Clubs of Greater Conejo Valley, Inc. (BGC)

7. CONSENT CALENDAR: (Continued)

O. Additional Appropriation: Security Systems Maintenance and Service at Various City Facilities; agreement for security systems maintenance and service to Siemens Industry, Inc., in amount not-to-exceed $616,000 over lifetime of contract, including $316,000 for regular maintenance services and $300,000 for unscheduled repairs and services (extra services); term: 7/9/19 – 6/30/22 with two additional one-year options to extend; $247,662 expenditures for FY 2019-20 and FY 2020-21 as follows: $179,000 from various General Fund accounts and $68,662 from various Library Fund accounts; $91,000 budget appropriation for FY 2019-20 and FY 2020-21 A/C 001-0000-311-1000 (General Fund - Fund Balance) as follows: $42,000 to A/C 001-3570-612-5660 (Facility Maintenance – City Hall), $13,000 to A/C 001-3575-673-5660 (Facility Maintenance – Newbury Park Library), $17,000 to A/C 001-3576-673-5660 (Facility Maintenance – Thousand Oaks Library), and $19,000 A/C 001-3582-612-5660 (Facility Maintenance – Transportation Center)

P. No Appropriation/Expenditure Required: Grand Jury Response; authorize Mayor to provide written response to May 2, 2019, Ventura County Grand Jury report "Drug and Sharps Disposal Report"; forward response to Grand Jury

Q. No Appropriation/Expenditure Required: City Manager Authority During Summer Recess; adopt resolution

RESOLUTION DELEGATING CERTAIN INTERIM AUTHORITY TO CITY MANAGER RES. NO. 2019-037

R. Approved Expenditure: Stop Sign Installation at Six Intersections (MI 2033); adopt resolution; $4,500 expenditure AC 001-5560-631-5699 (MI 2033, Construction)

RESOLUTION ESTABLISHING STOP SIGNS AT THE INTERSECTIONS OF CALLE GLICINA AT CALLE DURAZNO, CALLE GLICINA AT CALLE VIOLETA, HARTGLEN AVENUE, AND LINDENGROVE STREET, LAMONT AVENUE AND SAPRA STREET, CAMPBELL AVENUE AT BETHANY STREET, AND CAMPBELL AVENUE AT QUEENSBURY STREET
RES. NO. 2019-038

7. CONSENT CALENDAR: (Continued)

S. Approved Expenditure: Rancho Road Sidewalks and Bike Lanes Project (CI 5308); adopt resolution

RESOLUTION APPROVING LANDSCAPE MAINTENANCE AGREEMENT NO. 717-NMC-2695 WITH STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR RANCHO ROAD SIDEWALKS AND BIKE LANES PROJECT RES. NO. 2019-039