

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

May 12, 2020

1. CALL TO ORDER:

Mayor Al Adam called the meeting to order at 6:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Mayor Adam led the pledge of allegiance.

3. ROLL CALL:

Present: Councilmembers Engler, Jones, Bill-de la Peña present via video conference, and Mayor Adam present in chambers.

Following roll call Mayor Adam led moment of silence in honor of former Youth Commissioner Courtney Brousseau.

Also Present: City Manager Andrew P. Powers, City Attorney Tracy Noonan, Assistant City Manager Ingrid Hardy, City Clerk Cynthia M. Rodriguez, Community Development Director Mark Towne, Public Works Director Cliff Finley, Police Chief Jim Fryhoff, Deputy Public Works Director Nader Heydari, Sustainability Division Manager Helen Cox, Planning Division Manager Stephen Kearns, Permit Process Manager Marjan Behzadi, Community Development Analyst Lynn Oshita, Senior Planner Carlos Contreras, Information Technology Supervisor Atanas Beltchev, Assistant to the City Manager Melissa Hurtado, Associate Analyst Alexandra South, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Assistant Analyst Sandra Delgado, Assistant Analyst Christy Glaubke, and Records Management Specialist Judy Freeman.

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

5. SPECIAL PRESENTATIONS:

City Manager Powers provided COVID-19 update.

6. PUBLIC COMMENTS:

Crystal Naone, Thousand Oaks.

7. CONSENT CALENDAR:

(See Exhibit A for Consent Calendar Listing)

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12. COUNCIL ISSUES/RECOMMENDATIONS:

- *A. COVID-19 Supplemental Contribution to Senior Concerns.

Motion by Councilmember Bill-de la Peña to approve supplemental contribution of \$10,000 to Senior Concerns to provide additional senior meals in response to COVID-19; approve Budget Appropriation in amount of \$10,000 A/C 001-0000-311-1000 (General Fund, Fund Balance) to A/C 001-1120-611-5920 (FE1029, General Fund Donations), carried 4-0 by the following vote: Ayes - Engler, Jones, Bill-de la Peña, and Adam; Noes - None.

- B. Follow-up reports on meetings/conferences attended by Councilmembers. None.

8. PUBLIC HEARINGS:

- A. Hearing, advertised as required by law, opened to consider: 2020-21 Community Development Block Grant Action Plan and Related Documents for U.S. Department of Housing and Urban Development presented by Community Development Analyst Oshita. Permit Process Manager Behzadi and Community Development Director Towne available for questions.

RESOLUTION ADOPTING A REVISED CITIZEN PARTICIPATION PLAN FOR LOCAL IMPLEMENTATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CONSOLIDATED PLAN PROCESS AND RESCINDING RESOLUTION NO. 2015-023

RES. NO. 2020-013

Speakers: Doug Menges, Westlake Village; Jason Meek, city of residence unknown; Janet Young, Thousand Oaks.

Written Statements: None.

Mayor Adam closed public hearing.

Motion by Councilmember Bill-de la Peña to approve documents for submittal to U.S. Department of Housing and Urban Development (HUD): FY 2020-21 Community Development Block Grant (CDBG) Action Plan for \$614,999.42 in Federal funds; 2020-24 Ventura County Regional Consolidated Plan; 2020 Ventura County Regional Analysis of Impediments to Fair Housing Choice; authorize City Manager to proportionately adjust proposed allocations if HUD revises amount of City's FY 2020-21 CDBG grant; and authorize City Manager to finalize and execute grant agreements and related documents in connection with FY 2020-21 CDBG Action Plan; adopt resolution approving revised Citizen Participation Plan and rescind Resolution No. 2015-023, carried 4-0 by the following vote: Ayes - Engler, Jones, Bill-de la Peña, and Adam; Noes - None.

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9. DEPARTMENT REPORTS:

- A. Residential Capacity Allocation and Initiation of General Plan Amendment for a Project Located at 325 and 391 Hampshire Road (RCA 2020-70105/ LU 2020-70104); Applicant: IMT Capital V Hampshire, LLC presented by Senior Planner Contreras. Community Development Director Towne, City Manager Powers, Police Chief Fryhoff, City Attorney Noonan, and Deputy Public Works Director Heydari responded to questions.

RESOLUTION DECLARING INTENTION TO CONSIDER AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT 325 AND 391 HAMPSHIRE ROAD (RCA 2020-70105 AND LU 2020-70104: IMT Capital V Hampshire, LLC) RES. NO. 2020-014

Speakers/Written Statements: Exhibit B

Motion by Councilmember Engler to adopt resolution initiating General Plan Amendment from "Commercial" to "Commercial/ Residential" and allocate 353 dwelling units of citywide Measure E residential capacity, and authorize concurrent processing of legislative actions and project entitlements for proposed project located at 325 and 391 Hampshire Road, subject to submittal of formal application within 12 months from date of unit allocation, carried 3-1 by the following vote: Ayes - Engler, Jones, and Adam; Noes - Bill-de la Peña.

City Council recess 8:24 p.m.; reconvened 8:35 p.m.

10. COMMITTEE/COMMISSION/BOARD REPORTS: None.

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

13. CITY MANAGER:

- 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 May 26, 2020.

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

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15. PUBLIC NOTICES:

Items listed under Public Notices are a matter of public record only. These items do not require City Council action.

- A. Notice of Pending Final Map – Approval of Final Map TR5975; 0.40 Ac 1 Lot Residential Sub-Division for Condominium Purposes; Location: 3236 Royal Oaks Drive; Developer: Summit Design and Construction, Inc.

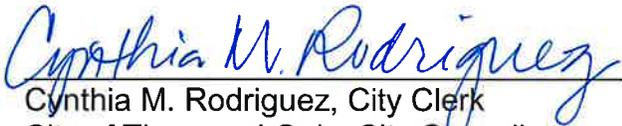
16. ADJOURNMENT:

City Council adjourned at 12:00 a.m. to Regular Meeting on Tuesday, May 26, 2020.



Al Adam, Mayor
City of Thousand Oaks City Council

Attest:



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

AGENDA POSTED: May 7, 2020

MINUTES APPROVED: May 26, 2020

*indicates item taken out of order

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EXHIBIT A

7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH L. ARE TO APPROVE
RECOMMENDATION FOR ITEM M. IS TO ADOPT*

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

- A. General, Utilities, Golf Course, and Theatres Demands – ratify April 22, 2020; approve April 29, 2020; approve May 6, 2020, subject to review and ratification
- B. Minutes of City Council meeting of April 21, 2020
- C. Approved Expenditure: First Amendment to Agreement for Professional Services for Building Division with CSG Consultants, Inc. (Contract No. 12267-2019); effective 05/12/2020 through 06/30/2021 to add \$275,000 with revised not-to-exceed amount of \$350,000 over lifetime of contract; authorize staff to waive formal Request for Proposals/Qualifications (RFP/Q) process for professional building services pursuant to TOMC Section 3-10.501; budget appropriation transfer and authorize expenditure in the amount of \$275,000 A/C 001-6110-641-1010 (Community Development, Salary) to A/C 001-6110-641-5010 (Community Development, Building, Temporary Help/Temporary Agency Services)
- D. Approved Expenditure: First Amendment to Social Services Endowment Fund (SSEF) Grant Agreement with Conejo Valley Senior Concerns (CVSC) Adult Day Program (Contract No. 12164-2019) to allocate \$2,392 of unused funds to Meals on Wheels Program; authorize City Manager to finalize and execute First Amendment grant agreement to the CVSC Adult Day Program to add Meals on Wheels Program
- E. Approved Expenditure: Hill Canyon Treatment Plant (HCTP) Stormwater Diversion Project (CI 5427); Professional Services Agreement with Dudek, Inc., in amount not-to-exceed \$105,478 for preparation of preliminary design report, construction ready plans and specifications related to installation of storm drainage piping and facility modifications, plus \$10,548 extra services, term ending 12/31/2021; authorize \$116,026 expenditure (\$105,478 agreement, plus \$10,548 extra services) A/C 624-8250-682-5500 (CI 5427, HCTP Stormwater Diversion Project)

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7. CONSENT CALENDAR: (Continued)

- F. Approved Expenditure: Hill Canyon Treatment Plant Retaining Wall Project (CI 5444); Professional Services Agreement with m6 Consulting, Inc. in amount not to exceed \$79,690 for preparation of preliminary design reports, construction ready plans and specifications related to replacement of east side retaining wall, plus \$7,970 extra services, term ending 12/31/2021; authorize \$87,660 expenditure (\$79,690 agreement, plus \$7,970 extra services) A/C 624-8250-682-8300 (CI 5444, HCTP Retaining Wall Project)
- G. Approved Expenditure: First Amendment to Multi-Agency Agreement for Weed Abatement Services; First Amendment with Venco Western, Inc. (Contract No. 11409-2017) to add \$194,788, with revised not-to-exceed amount of \$1,080,792; term extended one year to 06/30/2021; authorize expenditure for FY 2020-21 of \$91,965 as follows: \$29,255 A/C 001-5630-632-5610 (General Fund/Landscape Contracted Services), and \$62,710 from A/C 142-5630-632-5610 (Landscape Assessment District Fund/Contracted Services)
- H. Approved Expenditure: Hill Canyon Treatment Plant (HCTP) Coating/Concrete Rehabilitation Secondary Clarifier No. 2 (MI 2532); project design, specifications, and Addenda Nos. 1 – 6; award construction contract to Cushman Contracting Corporation in amount of \$378,000, plus \$37,800 contingency; authorize \$99,000 expenditure for purchase of clarifier drive unit A/C 624-8250-682-8400 (MI 2532, HCTP Coating/Concrete Rehabilitation Secondary Clarifier No. 2 Project) offset by A/C 624-8250-682-8900 (MI 2532, Fixed Asset Replacement), if available; Second Amendment to Professional Services Agreement with AECOM Technical Services, Inc. (Contract No. 12022-2019) for Construction Phase Support Services in amount of \$50,974, for revised not-to-exceed amount of \$133,474; authorize expenditure in amount of \$466,774 (\$378,000 construction contract, \$37,800 construction contract contingency, and \$50,974 for construction support services and testing) from A/C 624-8250-682-5500 (MI 2532, HCTP Coating/ Concrete Rehabilitation Secondary Clarifier No. 2 Project); 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
- I. Approved Expenditure: City and County Emergency Care and Shelter Agreements; authorize City Manager to sign two separate agreements related to Thousand Oaks and countywide Emergency Care and Shelter Services

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7. CONSENT CALENDAR: (Continued)

- J. Financial Impact to be Determined: On-Call Professional Services Agreements with 23 firms as outlined in report for various services; three-year term ending 06/30/2023, not-to-exceed amounts of \$200,000 or \$500,000 per fiscal year, not-to-exceed amount of \$125,000 per individual Task Order
- K. Approved Expenditure: Venco Western Landscape Services Agreement; First Amendment with Venco Western, Inc. (Contract No. 11480-2017) for landscape services to add \$3,316,776.72 with revised not-to-exceed amount of \$8,291,941.80; extended term through 06/30/2021; annual expenditure of \$1,658,389 (\$1,358,389 contract, plus \$300,000 extra services) from various account numbers per Landscape Services Cost Breakdown for FY 2020-21
- L. Additional Appropriation: Microgrid at Hill Canyon Treatment Plant (HCTP); authorize City to apply for California's Self-Generating Incentive Program funding to develop a microgrid at HCTP; \$140,000 budget appropriation A/C 624-0000-341-9900 (Wastewater Fund, Net Position) to A/C 624-8250-682-8300 (CI 5579, HCTP Microgrid Project); authorize \$136,771 expenditure A/C 624-8250-682-8300 (CI 5579, HCTP Microgrid Project) for required application deposit

ORDINANCE FOR SECOND READING:

- M. ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE TITLE 1, CHAPTER 8 ADDING SECTION 1-8.130 AUTHORIZING THE USE OF ELECTRONIC SIGNATURES (Introduced 4/21/20, 4-0)

ORD. NO. 1679-NS

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EXHIBIT B

Item 9.A.

Residential Capacity Allocation and Initiation of General Plan Amendment for a Project
Located at 325 and 391 Hampshire Road (RCA 2020-70105/ LU 2020-70104);
Applicant: IMT Capital V Hampshire, LLC

Speakers

Tom Cohen, Applicant
Keith McCloskey, Applicant
Duane Border, Applicant
Amy Commans, Oak Park
Shawn Moradian, Thousand Oaks
Chuck Lech, Thousand Oaks
Michael Stith, Thousand Oaks
Jackson Piper, Newbury Park
John Love, Oak Park
Angie Simpson, Westlake Village
Adam Haverstock, Moorpark
Danielle Borja, Thousand Oaks
Cindy Goldberg, Thousand Oaks
Steve Bertram, Newbury Park
Tom Means, Moorpark
Max Ghenis, Oxnard
Linda Parks, Westlake Village (submitted
handout)
Robert Luce, Westlake Village
Aaron Guibord, Westlake Village
Alexandra Micelli, Oak Park
Roxana Sadeghi, Thousand Oaks
Madison Long, Thousand Oaks
Haley Sallitt, Westlake Village

Maxwell Walshaw, Thousand Oaks
Denis Goss, Port Hueneme
Lou Manzano, Newbury Park
Marc Francois, Thousand Oaks
Trenner Marchetti, Thousand Oaks
Betsy Connolly, Thousand Oaks
Mary Neifert, Thousand Oaks
Eric Trembly, Newbury Park
Mary Anne Van Zuyle, Westlake Village
Jose Garcia, Santa Paula
Amanda Rosenbeck, Thousand Oaks
Josh Rosenbeck, Thousand Oaks
Patrick DuRoss, Thousand Oaks
Chris York, Thousand Oaks
Giovanni Long, Thousand Oaks
Mathew Long, Thousand Oaks
Roger Dewames, Thousand Oaks
James Matsen, Thousand Oaks
Lauren Whalen, Thousand Oaks
Dan Sadeghi, city of residence unknown
Angela Nardone, Thousand Oaks
Bianca Darkhor, Thousand Oaks
Susan Canavan, Thousand Oaks

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EXHIBIT B - Continued

Item 9.A.

Residential Capacity Allocation and Initiation of General Plan Amendment for a Project
Located at 325 and 391 Hampshire Road (RCA 2020-70105/ LU 2020-70104);
Applicant: IMT Capital V Hampshire, LLC

Written Statements

James Oberhaus, Thousand Oaks
Anonymous, Thousand Oaks
Anonymous, Newbury Park
Marc Francois, Thousand Oaks
Anonymous, Thousand Oaks
Rose Ann Witt, Thousand Oaks
Anoiel Khorshid, Thousand Oaks
Stephen B. Johnson, Westlake Village
Lori Kissinger, Thousand Oaks
Donna Ryba, Westlake Village
Anonymous, Westlake Village
Daphne Healy, Westlake Village
Dennis Barnikel, Thousand Oaks
Janet Wall, Thousand Oaks

Voicemail Transcript

Daan Renssen, city of residence unknown

