

**City Council/ Public Financing Authority (TOPFA)
REGULAR MEETING - TELECONFERENCE/VIDEO CONFERENCE
Tuesday, March 16, 2021, 6:00 P.M.
Andrew P. Fox City Council Chambers**



**Public advisory: The City Council facilities are closed to the public.
You may view the City Council meeting broadcast live on TV
(Frontier Channel 3, Spectrum Channel 10), the City's website
(www.toaks.org/TOTV), and YouTube (CTO Meetings).**

Pursuant to the Governor's Executive Order N-29-20, City Councilmembers will be participating via teleconference and/or video conference.

You may participate in the meeting by submitting written comments or requesting to speak no later than 5:00 p.m. the day of the meeting.

If you would like to submit a written comment, please complete the online [Comment Form](#). Please see page two for more information.

If you would like to speak on an agenda item, please complete the online [Speaker Form](#). Please see page two for more information.

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the City Council meeting, please contact the City Clerk Department (805) 449-2151 within 48 hours of the meeting.

**Claudia Bill-de la Peña, Mayor/Authority Chair
Bob Engler, Mayor Pro Tem/Authority Vice Chair
Al Adam, Councilmember/Authority Director
Ed Jones, Councilmember/Authority Director
Kevin McNamee, Councilmember/Authority Director**

Executive Team

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| Andrew P. Powers, City Manager/Auth. Exec. Dir. | Tracy M. Noonan, City Attorney |
| Ingrid Hardy, Assistant City Manager | Gary Rogers, Deputy City Manager |
| Kelvin Parker, Community Development Director | Jaime Boscarino, Fin. Director/City & Auth. Treasurer |
| Cynthia M. Rodriguez, City Clerk/Auth. Secretary | Clifford G. Finley, Public Works Director |
| Jonathan Serret, Cultural Affairs Director | Tim Giles, Human Resources Director |
| Jim Friedl, General Manager, CRPD | Heather Cousin, Library Director |
| John Spykerman, Fire Chief | Jim Fryhoff, Police Chief |

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

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)]. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at 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 TV (Frontier Channel 3, Spectrum Channel 10).

PUBLIC INPUT: To allow adequate time to provide your comments to the City Councilmembers please submit your comments via the online [Comment Form](#) no later than 5:00 p.m. the day of the meeting. If you would like to speak on an agenda item during the meeting, please complete the online [Speaker Form](#) no later than 5:00 p.m. the day of the meeting. If you would like to speak during the meeting, you will be asked to provide an email address and/or telephone number where you may be reached when the item is being discussed at the City Council meeting. Persons addressing the City Council are requested to state their name and community of residence for the record. If you need further assistance, please email the City Clerk Department at cityclerk@toaks.org or call (805) 449-2151.

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.

SPANISH INTERPRETATION: If you need interpretation of your communications to the City Council from Spanish into English, please contact the City Clerk Department at (805) 449-2151 or by email at cityclerk@toaks.org. Notification of at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN AL ESPAÑOL: Si necesita una interpretación del español al inglés para sus comunicaciones al Consejo de la Ciudad, comuníquese con el Departamento del Secretario Municipal al (805) 449-2151 o por correo electrónico a cityclerk@toaks.org.

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.

SUPPLEMENTAL INFORMATION: Any agenda related information received and distributed to the City Council after the Agenda Packet is produced 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. Both the Thursday and Tuesday Supplemental Packets are available for public review on the City’s website.

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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March 16, 2021

RES. NO. 2021-007
ORD. NO. 1684-NS
TOPFA RES. NO. 16

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Adam, Jones, McNamee, Engler, and Mayor Bill-de la Peña
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
 - A. COVID-19 Update
 - B. District Attorney Erik Nasarenko
 - C. Community Commitment Award
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 7 thru 8 for Consent Calendar listing)
8. PUBLIC HEARING: None
9. STUDY SESSIONS:
 - A. [Environmental Justice and Equity Element – General Plan](#)

RECOMMENDATION: Receive update on Thousand Oaks 2045 General Plan focusing on Environmental Justice and Equity and provide feedback and direction, as appropriate
 - B. [2021 Citywide User Fees, Fines, Penalties, Rates, and Assessments \(User Fees\), and Development Impact Fees](#)

RECOMMENDATION:

 1. Receive information on User Fees, Traffic Mitigation Impact Fees, and Police Facilities Fee as presented at Public Meeting/Study Session and provide direction to staff
 2. Schedule a Public Hearing for April 27, 2021, with final decisions on User Fees' adjustments to be made that evening

10. CITY COUNCIL/TOPFA DEPARTMENT REPORTS:

A. [Rancho Potrero Community Equestrian Center and Grant R. Brimhall Library Transfers](#)

RESOLUTION APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF AMENDMENTS TO RECORDED DOCUMENTS RELATING TO THE OUTSTANDING THOUSAND OAKS PUBLIC FINANCING AUTHORITY 2020 REFUNDING LEASE REVENUE BONDS (MUNICIPAL FACILITIES PROJECTS), APPROVING A CONTINUING DISCLOSURE NOTICE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO RES. NO. 2021-__

RESOLUTION OF THOUSAND OAKS PUBLIC FINANCING AUTHORITY APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF AMENDMENTS TO RECORDED DOCUMENTS RELATING TO THE OUTSTANDING THOUSAND OAKS PUBLIC FINANCING AUTHORITY 2020 REFUNDING LEASE REVENUE BONDS (MUNICIPAL FACILITIES PROJECTS), AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO TOPFA RES. NO. __

RECOMMENDATION:

1. Adopt City Council resolution authorizing execution of amendments to recorded documents and bond disclosure relating to the outstanding Thousand Oaks Public Financing Authority 2020 Refunding Lease Revenue Bonds (Municipal Facilities Projects)
2. Adopt Authority resolution authorizing execution of amendments to recorded documents relating to the outstanding 2020 Refunding Lease Revenue Bonds (Municipal Facilities Projects)
3. Authorize City Manager to execute the following agreements in substantial conformity with the drafts attached hereto:
 - a. Agreement between the City of Thousand Oaks and Conejo Recreation and Park District and the Conejo Open Space Conservation Agency to transfer ownership of the Rancho Potrero Equestrian Center and related matters
 - b. Agreement between the City of Thousand Oaks and Conejo Recreation and Park District to Terminate Lease Agreement 594 (Grant R. Brimhall Library Site)

10. CITY COUNCIL/TOPFA DEPARTMENT REPORTS: (Continued)

- A. Rancho Potrero Community Equestrian Center and Grant R. Brimhall Library Transfers (Continued)

RECOMMENDATION: (Continued)

- c. Assignment and Assumption Agreement Interim Memorandum of Understanding between the City of Thousand Oaks and Ride On, LA for the Operation of the Rancho Potrero Community Equestrian Center
 - d. Agreement between the City of Thousand Oaks and the Conejo Open Space Conservation Agency to terminate lease of the Rancho Potrero Community Equestrian Center and related matters
4. Approve budget appropriation and expenditure in amount of \$480,000 from A/C # 561-0000-311-10-00 (Dos Vientos Developer Fee Fund Balance) to A/C # 561-3591-671-59-20 (Equestrian Center Grants)

11. COMMITTEE/COMMISSION/BOARD REPORTS: None

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

13. COUNCIL ISSUES/RECOMMENDATIONS:

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

14. CITY MANAGER:

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

15. CLOSED SESSION: Teleconference

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Property: 41 Acres APN: 520-0-180-245 and portion of APN 520-0-180-155; NEGOTIATING ON BEHALF OF CITY: Nader Heydari, Deputy Public Works Director; NEGOTIATING ON BEHALF OF PARTIES: Tony Stafford, General Manager, TonyS@camrosa.com, 7385 Santa Rosa Road Camarillo, CA 93012; UNDER NEGOTIATION: Price and Terms; Pursuant to Government Code Section 54956.8
- B. CONFERENCE WITH LABOR NEGOTIATORS – City designated representatives: Assistant City Manager Ingrid Hardy; Finance Director Jaime Boscarino; Human Resources Director Tim Giles; Deputy Human Resources Director Sharon Chen; Employee Organizations: Thousand Oaks City Employees Association (TOCEA); Thousand Oaks Management Association (TOMA); Senior Management Association (SMA); and Executive Managers (Assistant City Manager, Deputy City Manager, Finance Director, Community Development Director, Public Works Director, City Clerk, Human Resources Director, Cultural Affairs Director, Library Director); Pursuant to California Government Code section 54957.6

16. 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 LD 19-70873; 5.54 Ac 1-Lot Commercial Condominium Sub-Division; Location: 3595 Auto Mall Drive; Developer: Duesenberg Investments Co., LLC](#)

17. ADJOURNMENT:

Adjourn in memory of:

- Dave Power, founder of JD Power and Associates and long-time community member

to Regular Meeting April 13, 2021

Agenda Post Date/Time: March 11, 2021, 5:00 p.m.

EXHIBIT A

7. CONSENT CALENDAR:

RECOMMENDATIONS FOR ITEMS A. THROUGH K. ARE TO APPROVE

- A. General, Utilities, Golf Course, and Theatres Demands – ratify February 24, 2021, and March 3, 2021; approve March 10, 2021, March 17, 2021, March 24, 2021, March 31, 2021, and April 7, 2021, subject to review and ratification
- B. [Minutes of City Council meeting of February 23, 2021, and March 9, 2021](#)
- C. [Approved Expenditure: 2021 Southern California Association of Governments \(SCAG\) General Assembly - Delegate Representative; designate Councilmember Al Adam as Delegate Representative of City at virtual SCAG General Assembly, which will take place on 05/06/2021](#)
- D. [Approved Expenditure: 2020 General Plan and Housing Element Annual Progress Report and Housing Successor Agency Annual Report \(GP/AR\) 2021-70097; receive reports](#)
- E. [No Appropriation/Expenditure Required: Request for Letter of Public Convenience and Necessity \(LPCN\); Department of Alcohol Beverage Control \(ABC\) requirement; authorize Community Development Director to send LPCN to ABC; Applicant: Clark's Liquor No. 2, 2860 Camino Dos Rios \(LPCN 2021-70595\)](#)
- F. [Approved Expenditure: Emergency Water Interconnects Project \(CI 5450\); authorize staff to advertise for construction bids](#)
- G. [Approved Expenditure: Sewer System Management Plan \(SSMP\) Update \(MI 2632\); Task Order No. 1 with HDR Engineering, Inc. \(Cont. No. 12496-2020\) in amount not-to-exceed \\$108,800 to prepare SSMP, term ending 12/31/2021.; authorize staff to waive formal RFP/Q process pursuant to TOMC Section 3-10.501; budget appropriation transfer in amount of \\$120,000 A/C 624-8250-682-5500 \(MI 2576, Collection System Misc. Repairs\) to A/C 624-8250-682-5500 \(MI 2632, Sewer System Management Plan Update\); authorize expenditure in amount of \\$108,800 from A/C 624-8250-682-5500 \(MI 2632, Sewer System Management Plan Update\)](#)

7. CONSENT CALENDAR: (Continued)

- H. Approved Expenditure: Multi-Agency Agreement for Weed Abatement Services; award multi-agency agreement to The Standard. Construction dba SoCal Brush, for five-year term beginning 04/01/2021 through 03/31/2026, not-to-exceed amount \$1,059,287.25 over lifetime of agreement for regularly scheduled weed abatement services, including \$176,000 for extra services; authorize expenditure for FY 2020-21 in amount of \$89,061 (\$74,217 contract amount, plus extra services of \$14,844) with \$26,753 from A/C 001-5630-632-5610 (General Fund/Landscape Contracted Services), and \$62,308 from A/C 142-5630-632-5610 (Landscape Assessment District Fund/Contracted Services)
- I. Approved Expenditure: Digester No. 1 Rehabilitation Project (MI 2564); authorize purchase of 10 pumps in amount not-to-exceed \$236,161.50 from Rockwell Engineering and Equipment Company (Rockwell); sole source purchase from Rockwell per Thousand Oaks Municipal Code 3-10.202 (b); budget appropriation transfer and authorize expense in amount of \$236,200 A/C 624-8250-682-5500 (MI 2564, Contract Services/Construction) to A/C 624-8250-685-8400 (MI 2564, Materials and Supplies/Equipment \$5,000 or More)
- J. Approved Expenditure: Expenditure Plan for Supplemental Law Enforcement Services Fund for FY 2020-21 of grant funds pursuant to Supplemental Law Enforcement Services Fund (SLESF) guidelines, so the City may continue to benefit from grant funds under SLESF to partially offset the contract costs of the following positions: Two Directed Enforcement Team (formerly referred to as Bike Patrol) deputies (contract costs: \$456,314) in A/C 001-6650-621.57-30 (Contracted Services – Law Enforcement); One misdemeanor detective (contract costs: \$248,264) in A/C 001-6640-621.57-30 (Contracted Services – Law Enforcement)
- K. No Appropriation/Expenditure Required: Declaration of Intention to Grant a Public Franchise to California American Water Company; adopt resolution

RESOLUTION RESCINDING RESOLUTION NO. 2006-025, DECLARING INTENTION TO GRANT A PUBLIC FRANCHISE TO CALIFORNIA AMERICAN WATER COMPANY, AND SETTING APRIL 13, 2021 AS THE PUBLIC HEARING DATE
RES. NO. 2021-_____