

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

April 27, 2021

1. CALL TO ORDER:

Mayor Claudia Bill-de la Peña called the meeting to order at 6:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Councilmember Jones led the pledge of allegiance.

3. ROLL CALL:

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

Also Present: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, Deputy City Manager Gary Rogers, City Clerk Cynthia M. Rodriguez, Deputy City Clerk Laura Maguire, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Human Resources Director Tim Giles, Police Chief Jim Fryhoff, Planning Division Manager Stephen Kearns, Senior Planner Carlos Contreras, Senior Planner Nizar Slim, Assistant to the City Manager Melissa Hurtado, Communications Manager Alexandra South, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Assistant Analysts Sandra Delgado and Christy Glaubke.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:

5. SPECIAL PRESENTATIONS:

- A. City Manager Powers provided COVID-19 update.
- B. Mayor Bill-de la Peña presented the Autism Acceptance Month Proclamation to Cindy Liu, founder of WeBelong:805.
- C. Mayor Bill-de la Peña presented the Community Commitment Award to Nancy Luder and encouraged submission of nominations at www.toaks.org/cca.

Mayor Bill-de la Peña absent at 6:20 p.m.

6. PUBLIC COMMENTS:

Speakers: Chris Heath, Thousand Oaks; La Shaun Aaron, Thousand Oaks; Stephanie Sullivan, Thousand Oaks; Dr. Jasprit Takher, Thousand Oaks; Babette Preciado, Thousand Oaks; AnneMarie Winic, Thousand Oaks; Sasha Epshteyn, Newbury Park; Diana Merville, Thousand Oaks; Karen Wilburn, Newbury Park; Michelle Riebeling, Thousand Oaks.

Mayor Bill-de la Peña present at 6:50 p.m.

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

2

April 27, 2021

6. PUBLIC COMMENTS: (Continued)

Speakers: (Continued) Jackson Piper, Newbury Park; Emily Morales, Thousand Oaks; Clint, Thousand Oaks; Vallerie Aguilar Quintanilla, Thousand Oaks; Laura Spach, Newbury Park; Nico van Niekerk, Thousand Oaks; Jessica Quintanilla, Thousand Oaks; Carole Shelton, Thousand Oaks; Johanna Jones, Thousand Oaks; Lisa Powell, Thousand Oaks; Randall Edwards, Thousand Oaks; Frida Moreno, Thousand Oaks; Maria Velasco, Thousand Oaks; Lynda Karl, Thousand Oaks; Effie, Westlake Village; Barbara Leighton, Newbury Park; Timothy, Thousand Oaks; Peggy Rosenberg, Thousand Oaks; William Ramos Cabrera, Thousand Oaks; Jim Anderson, Newbury Park.

Written Statements: Karrie De Marco, Newbury Park; Kara Buss, Thousand Oaks.

Additional information supplemental packet.

City Council recess at 7:46 p.m.; reconvened at 7:53 p.m.

7. CONSENT CALENDAR:

(See Exhibit A for Consent Calendar Listing)

8. PUBLIC HEARINGS:

- A. Hearing, advertised as required by law, opened to consider: Proposed 2021 Citywide User Fees, Fines, Penalties, Rates, and Assessments (User Fees), Traffic Development Impact Fees, and Police Facilities Development Fee presented by Finance Director Boscarino. Public Works Director Finley and Community Development Director Parker available for questions. Additional information supplemental packet.

RESOLUTION APPROVING AND ADOPTING THE 2021 USER FEES, FINES, PENALTIES, RATES, AND ASSESSMENTS, WHICH INCLUDES NON-COMPLIANCE FEES RES. NO. 2021-011

RESOLUTION INCREASING TRAFFIC DEVELOPMENT IMPACT FEES BY THE CONSTRUCTION COST INDEX RES. NO. 2021-012

RESOLUTION APPROVING AND ADOPTING THE 2021 POLICE FACILITIES DEVELOPMENT FEE RES. NO. 2021-013

Speakers/Statement Cards: None.

Mayor Bill-de la Peña closed the public hearing.

Motion by Councilmember Jones to adopt resolution approving the 2021 Citywide Fees, Fines, Penalties, Rates, and Assessments (User Fees) with Non-Compliance Fees; adopt resolution approving Traffic Development Impact Fees; and adopt resolution approving Police Facilities Development Fee, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

3

April 27, 2021

9. DEPARTMENT REPORTS:

- A. Residential Capacity Allocation and Initiation of General Plan Amendment for a Project Located at 2150 West Hillcrest Drive (LU 2021-70169 / Prescreening RCA 2021-70168); Applicant: AMGEN INC. presented by Senior Planner Contreras. Community Development Director Parker, City Attorney Noonan, and City Manager Powers responded to questions.

RESOLUTION DECLARING INTENTION TO CONSIDER AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, ALLOCATE 246 MEASURE E UNITS, AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT 2150 WEST HILLCREST DRIVE (LU 2021-70169 / RCA 2021-70168: AMGEN INC.) RES. NO. 2021-014

Speakers: Colby Allen, Applicant; Keith McKloskey, Applicant; Jackson Piper, Thousand Oaks; Rose Ann Witt, Thousand Oaks.

Written Statements: Rose Ann Witt, Thousand Oaks.

Motion by Councilmember Adam to adopt resolution to Initiate General Plan Amendment to change land use designation from Commercial to Commercial/Residential for an 8.2-acre site, allocate 246 dwelling units of Citywide Measure E capacity, and authorize concurrent processing of legislative actions and project entitlements for a proposed project located at 2150 West Hillcrest Drive, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

- B. Residential Capacity Allocation and Initiation of General Plan Amendment for a Project Located at 86 Long Court (LU 2021-70182 /Prescreening RCA 2021-70181); Applicant: SJG LONG INVESTMENT, presented by Senior Planner Slim. Community Development Director Parker and Planning Division Manager Kearns responded to questions.

RESOLUTION DECLARING INTENTION TO CONSIDER AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, ALLOCATING 55 MEASURE E UNITS FROM THE CITY-WIDE CAPACITY TO THE THOUSAND OAKS BOULEVARD SPECIFIC PLAN (SP 20), AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT 86 LONG COURT (LU 2021-70182 / RCA 2021-70181: SJG LONG INVESTMENT) RES. NO. 2021-015

Speakers: Keith McKloskey, Applicant; Jackson Piper, Newbury Park; Faith Grant, Westlake Village.

Written Statements: Rose Ann Witt, Thousand Oaks.

Motion by Councilmember Engler to adopt resolution to Initiate General Plan Amendment (GPA) to move 55 Measure E units into the Thousand Oaks Boulevard Specific Plan for the 1.86-acre site and authorize concurrent processing of legislative actions and project entitlements for a proposed project located at 86 Long Court, carried 3-2 by the following vote: Ayes - Adam, Engler, and Bill-de la Peña; Noes – Jones and McNamee.

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

4

April 27, 2021

10. COMMITTEE/COMMISSION/BOARD REPORTS: None.

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.

1. Update on Association of Water Agencies (AWA) of Ventura County Meeting, April 15, 2021 (McNamee)

Oral report received.

13. CITY MANAGER:

A. Follow-up items: Nothing additional.

B. Announcements and upcoming issues: City Manager Powers provided an update on the May 11, 2021, City Council Meeting, and announced meetings on May 18 and 25, both of which will be discussing the General Plan.

14. CLOSED SESSIONS REQUESTED: Teleconference.

City Attorney Noonan announced Closed Session held at 9:59 p.m.

A. CONFERENCE WITH LEGAL COUNSEL – Initiation of litigation; Pursuant to Government Code Section 54956.9(d)(4). (1 Potential Case).

City Attorney Noonan announced the decision to initiate litigation was authorized by the City Council. Information related to the litigation will be available to the public after service of process is effectuated.

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 TR5932; 23.77 Ac 7 Lot Residential Sub-Division for SFR Purposes; Location: West of Hillsbury Rd. (Vta Co.) & North of Grandoaks Dr. (LA Co.); Developer: Highgate Estates, LLC

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

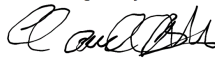
5

April 27, 2021

16. ADJOURNMENT:

City Council adjourned in memory of Karen Olson Guetschoff, distinguished community volunteer at 10:19 p.m. to Regular Meeting on Tuesday, May 11, 2021.

DocuSigned by:

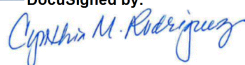


0E5DF74C0896425

Claudia Bill-de la Peña, Mayor
City of Thousand Oaks City Council

Attest:

DocuSigned by:



1BE21485044D4F7...

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

AGENDA POSTED: April 22, 2021

MINUTES APPROVED: May 11, 2021

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

6

April 27, 2021

EXHIBIT A7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH J. ARE TO APPROVE
RECOMMENDATIONS FOR ITEMS K. THROUGH L. ARE TO ADOPT*

Motion by Councilmember Jones to approve Consent Calendar with exception of Item 7.F. [2021 Concrete Replacement and Sidewalk Repair Program (MI 2550)], carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None. (Item subsequently approved following discussion.)

Public Works Director Finley responded to questions regarding Item 7.F.

Motion by Councilmember Jones to approve Item 7.F., carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

- A. General, Utilities, Golf Course, and Theatres Demands – ratify April 14, 2021, and April 21, 2021; approve April 28, 2021, and May 5, 2021, subject to review and ratification
- B. Minutes of Regular City Council meeting of April 13, 2021, and Special City Council meeting of April 20, 2021
- C. Additional Appropriation: Legislative Management Software; “piggyback” agreement using City of Los Angeles, CA legislative management system contract with PrimeGov for agenda management/viewing, meeting management, video streaming/archiving, community engagement, board and commission management, and other related services for not-to-exceed amount of \$319,866.86, term 05/01/2021 – 07/31/2023, with option to extend; budget appropriation in amount of \$33,500 A/C 883-0000-241-9900 [Public Educational, Government (PEG) funds]; \$23,500 to A/C 001-2110-611-3300 (Equipment less than \$5,000), \$10,000 to A/C 001-2110-611-8400 (Equipment \$5,000 or more); budget appropriation in amount of \$73,700 A/C 001-0000-311-1000 (General Fund, Fund Balance); \$53,900 to A/C 001-2110-611-4300 (Repairs and Maintenance - Software Maintenance) and \$19,800 to A/C 001-2110-611-5699 (Contracted Services/Other); authorize expenditures in amount of \$107,200 for FY 2020-21: \$23,500 A/C 001-2110-611-3300 (Equipment less than \$5,000); \$53,900 A/C 001-2110-611-4300 (Repairs and Maintenance - Software Maintenance); \$19,800 A/C 001-2110-611-5699 (Contracted Services/Other); \$10,000 A/C 001-2110-611-8400 (Equipment \$5,000 or more)
- D. No Appropriation/Expenditure Required: FY 2021-22 Top Ten Priorities & Citywide Goals for FY 2021-22 & 2022-23 and reaffirm City Council Norms

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

7

April 27, 2021

7. CONSENT CALENDAR: (Continued)

- E. Approved Expenditure: On-Call Electrical Contractor Services; contracts for on-call electrical contractor services at various City facilities to the following: Caltec Electric, Inc.; Lead Builders, Inc.; Oilfield Electric Company (DBA Oilfield Electric & Motor); Taft Electric Company; and Waisman Construction, Inc., for three-years each (05/01/2021 through 04/30/2024), with a maximum limit of \$60,000 per task order (or maximum allowed limit as authorized under Section 22020 of the Public Contract Code), and total contract not-to-exceed amount of \$150,000 per contractor
- F. Approved Expenditure: 2021 Concrete Replacement and Sidewalk Repair Program (MI 2550); project design, plans, and specifications, including Addendum No. 1 for construction; award construction contract to FS Contractors, Inc. in amount of \$395,000, plus contingency of \$39,500; authorize expenditure in amount of \$444,500 (\$395,000 construction contract; \$39,500 construction contingency; \$10,000 City furnished materials and supplies), A/C 133-5310-631-5500 (MI 2550, Concrete Replacement and Sidewalk Repair Program - Construction); 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
- G. \$1,032,839 Reallocation to FY 2020-21 Capital Budget, Unappropriated Funding Fully Offset by Increase in Grant Revenue: Additional Congestion Mitigation Air Quality (CMAQ) Grant Funding for Capital Improvement Projects (CI 5492 and CI 5308); authorize acceptance of CMAQ Grant in amount of \$1,014,973; \$666,127 for Conejo School Road/Willow Lane Sidewalk (CI 5492) project, \$348,846 for Rancho Road Sidewalk and Bike Lanes (CI 5308) project; unappropriate budget in amount of \$73,526 A/C 001-5310-631-8300 (CI 5308 Rancho Road Sidewalk and Bike Lanes), return to Fund 001 fund balance; unappropriate budget in amount of \$926,555; \$651,235 A/C 543-5310-631-8300 (CI 5492, Conejo School Road/Willow Lane Sidewalk), \$275,320 A/C 543-5310-631-8300 (CI 5308, Rancho Road Sidewalk and Bike Lanes), return to Fund 543 fund balance; unappropriate budget in amount of \$14,892 A/C 537-5310-631-8300 (CI 5492, Conejo School Road/Willow Lane Sidewalk), return to Fund 537 fund balance; unappropriate budget in amount of \$73,526 A/C 001-5310-631-8300 (CI 5308 Rancho Road Sidewalk and Bike Lanes), return to Fund 001 fund balance; budget appropriation and authorize expenditure in amount of \$1,014,973 A/C 183-0000-311-1000 (Grant Fund, Fund Balance); \$666,127 to A/C 183-5310-631-8300 (CI 5492, Conejo School Road/ Willow Lane Sidewalk), \$348,846 to A/C 183-5310-631-8300 (CI 5308, Rancho Road Sidewalk and Bike Lanes); budget appropriation and authorize expenditure in the amount of \$17,866 A/C 136-0000-311-1000 (Bicycle & Pedestrian Gas Tax Fund, Fund Balance) to A/C 136-5310-631-8300 (CI 5492, Conejo School Road/Willow Lane Sidewalk)

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

8

April 27, 2021

7. CONSENT CALENDAR: (Continued)

- H. Additional Appropriation: Hill Canyon Treatment Plant Fats, Oils and Grease Facility Improvements (CI 5441); Professional Services Agreement with MKN & Associates in amount not-to-exceed \$333,826 for preparation of condition assessment, plans and specifications, plus \$33,000 extra services, term ending 06/30/2022; budget appropriation in amount of \$72,000 A/C 624-0000-341-9900 (Wastewater Fund, Net Position) to A/C 624-8250-682-8300 (CI 5441, HCTP Fats, Oils, and Grease Facility Improvements Project for FY 2020-21); authorize expenditure in amount of \$366,826 (\$333,826 agreement, plus extra services of \$33,000) A/C 624-8250-682-8300 (CI 5441, HCTP Fats, Oils, and Grease Facility Improvements Project)
- I. No Appropriation/Expenditure Required: Low Carbon Fuel Standard Credits (LCFS); sale of 636 metric tons equivalent LCFS credits in California Air Resources Board (CARB) Credit Clearance Market (CCM) at competitive bid amount up to maximum price of \$221.67 per LCFS credit, for maximum total revenue of \$140,982.12; authorize City Manager to execute all necessary documents related to sale of LCFS credits
- J. Approved Expenditure: Acceptance of the Homeland Security Grant for the Disaster Assistance Response Team; authorize acceptance of County of Ventura's Homeland Security grant in amount of \$10,000 to be received by Thousand Oaks Police Department's Disaster Assistance Response Team (DART); expenditure in amount of \$10,000 A/C 001-6740-627-3300 (OES015, DART Equipment less than \$5,000)

ORDINANCES FOR SECOND READING:

- K. ORDINANCE AMENDING SECTIONS 10-1.703, 10-1.901, 10-1.902, 10-1.908, AND 10-1.909 OF THE THOUSAND OAKS MUNICIPAL CODE REGARDING BILLING AND PAYMENT REGULATIONS GOVERNING THE CITY'S WASTEWATER SERVICE CHARGES (Introduced 4/13/21, 5-0)
ORD. NO. 1684-NS
- L. ORDINANCE GRANTING TO CALIFORNIA AMERICAN WATER COMPANY THE RIGHT, PRIVILEGE AND FRANCHISE TO CONSTRUCT, USE, MAINTAIN AND OPERATE PIPELINES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER FOR ANY AND ALL PURPOSES IN, ALONG, ACROSS, UPON AND UNDER THE PUBLIC STREETS AND RIGHTS-OF-WAY AS THE SAME NOW OR MAY HEREAFTER EXIST WITHIN THE CITY OF THOUSAND OAKS (Introduced 4/13/21, 5-0)
ORD. NO. 1685-NS