

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

May 25, 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, McNamee, Engler, and Mayor Bill-de la Peña present in chambers.

Also Present in person and via video conference: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, City Clerk Cynthia M. Rodriguez, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Cultural Affairs Director Jonathan Serret, Police Chief Jim Fryhoff, Community Development Advisor Mark Towne, Senior Planner Iain Holt, Deputy City Clerk Laura Maguire, 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, and Assistant Analysts Sandra Delgado and Christy Glaubke.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:5. SPECIAL PRESENTATIONS: None.6. PUBLIC COMMENTS:

Speakers: Jessica Weihe, Newbury Park; Duncan McKay, Thousand Oaks; Adam Haverstock, Moorpark; Kinsie Flame, Newbury Park; Rick Schroeder, Thousand Oaks; Michelle Koetke, Newbury Park; Grace Hunter, Newbury Park; Danielle Borja, Thousand Oaks; Janet Miller Wall, Thousand Oaks; Douglas Hardy, Newbury Park; Shawn Moradian, Thousand Oaks; Chuck Cohen, Thousand Oaks; Deborah Kernahan, Thousand Oaks; Greg Abrams, Thousand Oaks; Gene Geer, Newbury Park; Glenn Hafscheold, Thousand Oaks; Peter Gilchrist, Newbury Park; Brian Westerhouse, Thousand Oaks; Robert Scott Horn, Newbury Park; David Phinney, Newbury Park; Fred Fukunaga, Thousand Oaks; Todd Smith, Newbury Park; Aidan Dingman, Newbury Park; John Sheridan, Newbury Park; Lorrie Dingman, Newbury Park (submitted document); Tim McDougall, Newbury Park; William Ochs, Thousand Oaks; Gary Hartung, Thousand Oaks; Alan Lewis, Newbury Park; Gary Raymond, Thousand Oaks; Kris Bridges, Newbury Park; Joshua Farrant, Westlake Village; Don Phillipson, Newbury Park; Marla Kay, Thousand Oaks; Kevin Kohan, Thousand Oaks; Margaret Thompson, Thousand Oaks; Karen Wilburn, Newbury Park; Tom Cohen, Thousand Oaks; Rose Ann Witt, Thousand Oaks; Brett Boynton, Newbury Park; Leanne Neilson, Simi Valley; Clint F., Thousand Oaks;

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6. PUBLIC COMMENTS: (Continued)

Speakers: (Continued) Anahi Quiroz Romero, Thousand Oaks; Jackson Piper, Newbury Park; Heather Mandap, Newbury Park; Nicole Living, Thousand Oaks; Kat Selm, Thousand Oaks; Wendy Zimmerman, Newbury Park; Lilian Teran, Thousand Oaks; Lee Ann Holland, Newbury Park; Mark Sellers, Thousand Oaks; Jenny Ortega, Newbury Park; Eric Ramirez, Newbury Park; Carole Shelton, Thousand Oaks; Karen Martin, Thousand Oaks; Kenneth Yas, Newbury Park; Eric Trembly, Newbury Park; Lisa Powell, Thousand Oaks; Diana Merville, Thousand Oaks; Tim Toten, Thousand Oaks; Laura Daub, Newbury Park; Andrew Pletcher, Newbury Park.

Additional information supplemental packet.

7. CONSENT CALENDAR:

(See Exhibit A for Consent Calendar Listing)

8. PUBLIC HEARINGS: None.

City Council recess at 7:24 p.m.; reconvened at 7:33 p.m.

9. STUDY SESSION: (Continued from Special Meeting of May 18, 2021)

- A. General Plan Update – Consideration of Draft Preferred Land Use Map (GPA 2019-70760) LOCATION: Citywide; introduced by City Manager Powers and presented by Community Development Advisor Towne, Senior Planner Holt, and Matt Raimi, Principal, Matt Raimi + Associates. City Attorney Noonan and Community Development Director Parker responded to questions. Additional information supplemental packet.

Written Statement Cards: Herb Dizon, Newbury Park; Kimberly Dizon, Newbury Park; Linda Pore, Westlake Village; Gwen Gordon, Newbury Park; Kim Kimes, Thousand Oaks; Rosalind Ker, Newbury Park; Cynthia Sauer, Westlake Village; Renee Calimlim, Newbury Park; Gina Weizer, Newbury Park; David Assael, Westlake Village; David Phinney, Newbury Park; Leslie Anderson, Thousand Oaks; Colette Ranallo, Thousand Oaks; Debra Payne, Newbury Park; Charles Willhite, Newbury Park; Carolyn Guillot, Thousand Oaks; Pavel Bondarenko, Thousand Oaks; Carolyn Guillot, Thousand Oaks; Anonymous, Newbury Park; Anonymous, Westlake Village; Wendy Joffe, Thousand Oaks; Reid Raitel, Newbury Park.

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9. STUDY SESSION: (Continued)

- A. General Plan Update – Consideration of Draft Preferred Land Use Map (GPA 2019-70760) LOCATION: Citywide (Continued)

Motion by Councilmember Adam regarding Westlake and East End to leave as stated in staff report except reduce area south of Westlake Hills neighborhood (hexagon) from Commercial Town to Commercial Neighborhood; change the sites across from K-Mart site at 325/391 Hampshire Road to combination of Institutional (APNs: 6760170055, 6760170040, 6760170030, 6760170020, 6760170010, 6760160170, 6760160050) and Industrial (APNs: 6760160255, 6760160260, 6760160310); reduce the northeast intersection of Thousand Oaks Boulevard and Westlake Boulevard from Commercial Town to Commercial Neighborhood, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

City Council recess at 9:37 p.m.; reconvened at 9:45 p.m.

Motion by Councilmember Engler regarding Village Centers to support staff's recommendation of Mixed-Use Low designation at Village Centers #4 (Janss and Moorpark) and #6 (Arboles and Erbes); and add #5 (Arboles and Moorpark) for consideration and further analysis, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

Motion by Councilmember Adam regarding East Thousand Oaks Boulevard and Downtown to support staff's recommendation except reduce Mixed-Use Medium to Mixed-Use Low, carried 4-1 by the following vote: Ayes - Adam, McNamee, Engler, and Bill-de la Peña; Noes - Jones.

Mayor received City Council concurrence to continue past 11:00 p.m.

Motion by Councilmember Adam regarding Moorpark Road and West Thousand Oaks Boulevard to support staff's recommendation except reduce Mixed-Use Medium to Mixed-Use Low, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

Motion by Councilmember Adam regarding Rancho Conejo (North of 101 Freeway) to support staff's recommendation except reduce Commercial Regional to Commercial Town and reduce Mixed-Use Medium to Mixed-Use Low, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

Motion by Councilmember McNamee regarding Rancho Conejo (South of 101 Freeway) to support staff's recommendation except reduce Commercial Regional to Commercial Town north of the 101 Freeway on the south side of West Hillcrest Drive and west of Borchard Drive, carried 3-2 by the following vote: Ayes - Adam, McNamee, and Engler; Noes - Jones and Bill-de la Peña.

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10. DEPARTMENT REPORTS: None.
11. COMMITTEE/COMMISSION/BOARD REPORTS: None.
12. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None.
13. COUNCIL ISSUES/RECOMMENDATIONS: None.
 - A. Follow-up reports on meetings/conferences attended by Councilmembers.
14. CITY MANAGER:
 - A. Follow-up items: Nothing additional.
 - B. Announcements and upcoming issues: City Manager Powers provided an update on the June 8, 2021, City Council Meeting.
15. CLOSED SESSIONS REQUESTED: None.
16. PUBLIC NOTICES: None.
17. ADJOURNMENT:

City Council adjourned in memory of Paul D. Burns, distinguished community member, at 11:59 p.m. to Regular Meeting on Tuesday, June 8, 2021.

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

Attest:

DocuSigned by:

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

AGENDA POSTED: May 20, 2021
MINUTES APPROVED: June 8, 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.

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EXHIBIT A7. CONSENT CALENDAR:*RECOMMENDATIONS FOR ITEMS A. THROUGH K. ARE TO APPROVE*

Motion by Councilmember Engler to approve Consent Calendar, 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 May 12, 2021, and May 19, 2021; approve May 26, 2021, and June 2, 2021, subject to review and ratification
- B. Minutes of City Council meeting of May 11, 2021
- C. Approved Expenditure: 2021/22 Landscape and Lighting District Agreement; second amendment to Professional Services Agreement (Contract No. 12056-2019) with Webb Municipal Finance, LLC for additional district assessment services in amount of \$56,761, revised not-to-exceed amount of \$120,283, extend term to 06/30/2022; authorize expenditure in amount of \$56,761; \$2,988.71 A/C 141-5630-626-5640 (Lighting Fund, Professional/Contractual Services), \$28,772.29 A/C 142-5630-632-5640 (Landscape, Professional/ Contractual Services), \$25,000 A/C 001-5210-642-5300 (Community Facilities District Services, Design & Engineering)
- D. Approved Expenditure: Fare Reimbursement Agreements with Ventura County Transportation Commission; first amendment to 31-Day Pass Fare Reimbursement Agreement (Contract No. 10985-2015); first amendment to Single Ride Fare Reimbursement Agreement approved 06/12/2015; new Fare Reimbursement Agreement for Stored Value Card
- E. Approved Expenditure: Subrecipient Agreement with Ventura County Transportation Commission regarding administration of Department of Transportation and Federal Transit Administration funds used for public transit services
- F. Approved Expenditure: Utility Undergrounding Hillcrest Drive Lone Oak Drive to Conejo School Road (CI 5260) – Amendment No. 2; Second Amendment to Reimbursement Agreement with Hydram Enterprises, LLC (Contract No. 11691-2018), new not-to-exceed final amount of \$520,697

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7. CONSENT CALENDAR: (Continued)

- G. Additional Appropriation: Household Hazardous Waste (HHW) Program - Contract Amendment; fourth amendment to Professional Services Agreement with Clean Harbors Environmental Services, Inc. (Contract No. 11264-2016) for routine and emergency HHW facility operations and disposal services in amount of \$400,000, revised not-to-exceed amount \$2,000,000, and extend term to 12/31/2021; budget appropriation in amount of \$140,000 A/C 631-0000-341-9900 (Solid Waste Net Position) to A/C 631-8430-682-5699 (HHW/Contracted Services; Authorize expenditure in an amount not-to-exceed \$140,000 A/C 631-8430-682-5699 (HHW/Contracted Services)
- H. Approved Expenditure: Drake Drive Flood Mitigation - Grant Acceptance (CI 5656); acceptance of \$288,000 Hazardous Mitigation Program Grant from California Office of Emergency Services; authorize City Manager or designee to sign grant agreement and related documents for design and construction of debris mitigation structure on Drake Drive
- I. Approved Expenditure: Emergency Management Performance Grant Acceptance; authorize Public Works Director to accept Emergency Management Performance Grant for funding up to \$33,000 for development of two table-top emergency response exercises and updating radio, laptop, emergency communications and safety equipment
- J. Approved Expenditure: Compressed Natural Gas Fuel Purchase and Maintenance Agreement; five-year Operations and Maintenance Agreement with Trillium USA Company, LLC, amount not-to-exceed \$912,000, term 06/01/2021 through 06/30/2026, including \$117,000 for extra services and potential price increases; authorize expenditure in amount of \$194,500 A/C 001-5640-631-3510 (General Fund/Fuel) for City vehicle, equipment, and fuel requirements for 06/01/2021 to 06/30/2022, authorize expenditure in amount of \$179,500 per year A/C 001-5640-631-3510 for FY2022 through FY2026, authorize staff to waive formal Request for Proposals/Qualifications process pursuant to TOMC Section 3-10.501; authorize additional expenditure in amount of \$30,000 A/C 001-5640-631-3510 for existing Operations and Maintenance Agreement (Contract No. 11310-2016), contract term ending 05/31/2021

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7. CONSENT CALENDAR: (Continued)

- K. Approved Expenditure: Landscape and Lighting Assessment District (LLAD) No. 79-2 FY 2021-22 Initiating Assessments; adopt resolutions; agreement with Ventura County Auditor-Controller to place LLAD assessments on Secured Tax Rolls, distribution of Collections to City for \$0.22 per assessment per parcel, plus administration and collection fees

RESOLUTION INITIATING PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS FOR THOUSAND OAKS LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 79-2 (FISCAL YEAR 2021-20)

RES. NO. 2021-019

RESOLUTION DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THOUSAND OAKS LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 79-2 (FISCAL YEAR 2021-22)

RES. NO. 2021-020

RESOLUTION CONFIRMING THE PRELIMINARY ENGINEER'S REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THOUSAND OAKS LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 79-2 (FISCAL YEAR 2021-22)

RES. NO. 2021-021