

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of November 16, 2021  
Supplemental Packet Date: November 16, 2021**

**2:30 p.m.**

### **Supplemental Information:**

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TO COUNCIL: 11/16/2021  
MEETING DATE: 11/16/2021

Name	City	Item #	In favor/ Opposed	Comment
Gil Prowler	Thousand Oaks	6	Opposed	<p>Council Members,</p> <p>Reading about yet another deal with Rick Caruso I can't help but think about the similarities from the play 'The Music Man'. To refresh your memory, it's the story about a city slicker con man who snookers a small town and its starry-eyed elected officials with his flash and bravado.</p> <p>Now, while it's not an exact representation of how Caruso played the City Council and Planning Commission it certainly makes one think about the sweetheart deal he got. Honestly, who offers a free lease and other concessions to a developer if they can't manage to make a profit on their investment? Well, I guess the City of Thousand Oaks does.</p> <p>Now, after what a city official described as a 'hard fought' agreement in renegotiating the disastrous fifty-five-year plus lease, the city is willing to sell the Lakes to Caruso's company for just two million dollars.</p> <p>That's due to the fiscal blundering by past city council members, including Andy Fox who said, "the Lakes was never meant to be a moneymaking venture for the city."</p> <p>Well, he was right, the results are a sizable discount for a property that's worth well over that. And though Drew Powers says about the current Lakes deal, "As much as we'd like to, we can't change the provisions and the terms' of the existing lease agreement," apparently, we can.</p> <p>Which brings us to the latest Caruso project and his proposal to develop an apartment complex right behind his other 'failed' undertaking. One question that should be asked, among others, is why the city is allowing Caruso to skate some thirty-seven years to pay the city the eleven to thirteen million dollars he offered to complete the deal.</p> <p>Well, as Jamie Boscarino, our city's finance director is quoted as saying, the first payment of only 1% isn't due for four years after completion because "we wanted to give them time to get the building leased out." That's sweet of him but why is the city willing to let Caruso wait over three decades to fulfill his obligation.</p> <p>So, before you, as members of the city council, find yourself marching behind Caruso's latest pied piper act, please reexamine the proposal to be sure this offer, unlike the last one, fairly compensates the people of Thousand Oaks.</p> <p>Thank You, Gil Prowler</p>

Name	City	Item #	In favor/ Opposed	Comment
Kat Selm	Thousand Oaks	8A	N/A	<p>In light of the extreme drought we are facing and the critically low reservoirs, I wanted to take this opportunity to talk about the future of water management in Thousand Oaks. I particularly want to champion some ideas outlined in the City's Sustainability Plan, that if adopted, could be the next phase of municipal water conservation and could lend itself to more equitable conservation focused strategies that are proven to help homeowners track and reduce usage.</p> <p>Water purveyors have somewhat of a negative incentive towards conservation when fixed costs are embedded in their users rates, and users have little incentive to conserve if their rates are going to increase when less water is sold. They also have less incentive to conserve if their rate is based on their parcel size and not actually on their practices and behavior. One way to positively influence this behavior is through an allocation-based rate structure. I recommend following the work of consultant and water conservation pioneer Tom Ash to learn more on these concepts:  <a href="https://www.youtube.com/watch?v=qgLoHA4cer4">https://www.youtube.com/watch?v=qgLoHA4cer4</a>.</p> <p>I think there are several critical recommendations in the City's 2018 Sustainability Plan that I would like to share, as I believe they are the next steps the city could take for meaningful water conservation by municipal users.</p> <p>C.1. Invest in a data management system that will allow for data analytics of allocations and water use at a parcel level.</p> <p>--Include GIS data such as area of landscaping, landscape categorization, water allocation (budget).</p> <p>--Allow for user comparisons, the analysis of potential allocation-based rate structures, and assessment of costs and benefits of different potential waters saving strategies and incentives. Potential data management systems include those available through commercial meter vendors, and the California Data Collaborative tool which was developed through a statewide consortium</p> <p>There may have been more smart meters installed and more progress made on this tracking, or allocation-based rate structure analysis since this plan was drafted in 2018. In either case it might benefit the council and the general public to ask for updates on water conserving strategies and technologies from all relevant departments. Thank you for considering my comments on the important topic of water conservation.</p> <p>-Kat Selm -Conejo Climate Coalition</p>