

1. CALL TO ORDER:

Mayor Bob Engler 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 Engler led the pledge of allegiance.

3. ROLL CALL:

Present: Councilmembers Bill-de la Peña, Adam, McNamee, Jones, and Mayor Engler 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, Deputy City Clerk Laura Maguire, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Cultural Affairs Director Jonathan Serret, Human Resources Director Tim Giles, Library Services Director Jennifer Patterson, Strategic Communications/Public Affairs Director Alexandra South, Police Chief Jeremy Paris, Fire Chief Jeff Shea, Interim Planning Division Manager Iain Holt, Community Development Analyst Lynn Oshita, Assistant City Attorney Patrick Hehir, Assistant to the City Manager Melissa Hurtado, Deputy Library Services Director Darren Jeffrey, Deputy Community Development Director John Dugan, Senior Planner Scott Kolwitz, Community Services Analyst Sarah Mailes, COSCA Administrator Brian Stark, Information Technology Supervisor Atanas Beltchev, Purchasing Supervisor Grace Ng, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Assistant Analysts Sandra Delgado and Christy Glaubke, and Sr. Recording Secretary Dominga Zambrano.

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

5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

A. Thousand Oaks Library 40<sup>th</sup> Anniversary

Mayor Engler introduced Library Director Patterson to announce the Library's 40<sup>th</sup> anniversary events.

B. Friends of the Thousand Oaks Library 60<sup>th</sup> Anniversary

Mayor Engler introduced Friends of the Library Community Outreach President Rossanna Guerra and Friends of the Library member Sue Soy and presented proclamation celebrating 60 years of service.

6. PUBLIC COMMENTS: To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-066/067) : None

7. CONSENT CALENDAR:

- A. General, Utilities, Golf Course, and Theatres Demands

RECOMMENDATION:

Ratify August 31, 2022, and September 6, 2022; approve September 14, 2022, and September 21, 2022, subject to review and ratification

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

- B. Minutes of City Council meeting of August 30, 2022

RECOMMENDATION:

Approve

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

- C. Alex Fiore Thousand Oaks Teen Center and Goebel Adult Community Center Capital Improvements (CI 4091)

RECOMMENDATION:

1. Approve First Amendment to Grant Agreement No. 12666-2021 with Conejo Recreation and Parks District (CRPD) to increase grant \$150,000 for a total of \$3,150,000.

2. Approve budget appropriation and expenditure in the amount of \$150,000 from A/C #001-0000-311-1000 (General Fund - Fund Balance) to A/C #001-3573-677-5920 (CI 4091, Grants and Donations).

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## 7. CONSENT CALENDAR: (Continued)

## D. 2023 City Council Meeting Schedule

## RESOLUTION SETTING CITY COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2023

RES. NO. 2022-046

## RECOMMENDATION:

Adopt resolution establishing City Council meeting schedule for calendar year 2023.

Motion by Councilmember McNamee to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## E. 2022 Pavement Overlay and Resurfacing Program (CI 5538) and Slurry Program (MI 2558)

## RECOMMENDATION:

1. Approve Change Order No. 1 to Contract No. 12992-2022 with Petrochem Materials Innovation, LLC, of Carlsbad, CA, for the 2022 Pavement Slurry Program (MI 2558), in the amount of \$393,228 for a new not-to-exceed amount of \$2,685,948, plus additional contingency of \$6,772.

2. Approve Reimbursement Agreement in the amount of \$29,425 from California American Water District (\$26,750 contract, plus \$2,675 contingency) for the 2022 Pavement Overlay Program (CI 5538).

3. Approve additional budget appropriation and expenditure in the amount of \$400,000 from A/C #135-0000-311-1000 (Gas Tax Fund, Fund Balance) to A/C #135-5310-631-5500 (MI 2558, 2022 Pavement Slurry Program).

4. Approve budget appropriation and expenditure in the amount of \$29,425 from A/C #539-0000-484-9900 (CI 5538, Reimbursements Other) to A/C #539-5310-631-8300 (CI 5538, Improvements Other than Buildings).

5. Delegate authority to the City Engineer and City Manager to approve changes to the design, plans, specifications, and working details of the project on work directives and change orders up to the project contingency value.

Motion by Mayor Pro Tem Jones to approve staff's recommendation.

Passed 4-0 by the following vote:

Ayes – Bill-de la Peña, Adam, Jones, Engler

Noes – None

Recused (Conflict of Interest) – McNamee

## 7. CONSENT CALENDAR: (Continued)

## F. E-Procurement Software and Services Agreement

## RECOMMENDATION:

1. Approve agreement and a waiver of process for e-procurement software services with OpenGov, Inc., of San Jose, CA for solicitation development and supplier engagement, evaluation and award software and services in amount not-to-exceed \$200,213.40 for a five-year period beginning September 13, 2022, through September 12, 2027, with an additional optional one-year renewal.

2. Approve additional budget appropriation and expenditure in the amount of \$44,031 as follows: \$29,046 from A/C #001-0000-311-1000 (General Fund, Fund Balance) to A/C #001-3510-612-31-22 (General Fund, Software Licenses) and \$14,985 from A/C #001-0000-311-1000 (General Fund, Fund Balance) to A/C #001-3510-612-56-99 (General Fund, Professional Services).

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## G. Conejo Summit Project Environmental Impact Report Consultant

## RECOMMENDATION:

1. Approve a professional services agreement with Environmental Science Associates, Inc., (ESA) of Camarillo, CA for the preparation of an Environmental Impact Report (EIR) for the Conejo Summit Project with an agreement term beginning September 14, 2022 through June 30, 2024 with a base cost of \$117,950 and additional services of \$22,050 for a total not-to-exceed amount of \$140,000.

2. Authorize staff to waive formal Request for Proposal/Qualifications (RFP/Q) process for the preparation of an EIR for a proposed industrial development located at 1691, 1711, 1721, and 2000 Rancho Conejo Boulevard and 2751 Conejo Center Drive and approve the agreement with ESA pursuant to Thousand Oaks Municipal Code (TOMC) Section 3-10.501.

3. Authorize City Manager to execute professional services agreement subject to approval by the City Attorney once all terms have been negotiated.

4. Authorize budget appropriation and expenditure in an amount not-to-exceed \$140,000 from A/C #001-4210-447-4000 (Charges for Services – Planning Fees/Permit) to A/C #001-4210-641-5947 (Contracted Services, Reimbursable).

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## 7. CONSENT CALENDAR: (Continued)

## H. On-Call Task Order for Lang Ranch and Woodridge Open Space

## RECOMMENDATION:

Approve an On-Call Task Order for Contract No. 12373-2020 with MNS Engineering, Westlake Village, California, in the amount of \$120,420 for an assessment of, and a long-term maintenance and management plan for, unpaved roads located on the Lang Ranch and Woodridge Open Space areas.

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## I. On-Call Task Order for Biological Monitoring Services

## RECOMMENDATION:

Approve an On-Call Task Order for existing City Contract #12474-2020 with Envicom Corporation, based in Thousand Oaks, in the amount of \$113,570 for biological monitoring services associated with the Arroyo Conejo Invasive Plant Removal Project.

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## J. General Plan Update – Professional Services Agreement Amendment (MI 2592)

## RECOMMENDATION:

1. Approve Third Amendment to Professional Services Agreement with Raimi + Associates (R+A), Los Angeles, CA (Contract No. 12045-2019) adding \$168,024 plus additional services of \$80,000, revising the not-to-exceed total to \$1,891,754 and extend the term of the agreement to December 31, 2023.

2. Approve budget appropriation and expenditure in the amount of \$248,024 from A/C #001-0000-311-1000 (General Fund – Fund Balance) to A/C #001-4010-641-5699 (Project MI 2592, Contracted Services).

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## 8. PUBLIC HEARINGS:

- A. CDBG Program Year 2021-22 Consolidated Annual Performance and Evaluation Report

## RECOMMENDATION:

Approve Program Year (PY) 2021-22 Consolidated Annual Performance and Evaluation Report (CAPER) for submittal to the U.S. Department of Housing and Urban Development (HUD).

Hearing, advertised as required by law, opened to consider item. Presented by Community Development Analyst Oshita. Community Development Director Parker and Interim Planning Division Manager Holt available for questions.

Speaker/Written Statement: None.

Deputy City Clerk Maguire closed the public hearing.

Motion by Councilmember Bill-de la Peña to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – None

## 9. STUDY SESSIONS: None

## 10. DEPARTMENT REPORTS:

- A. Mobile Home Rent Stabilization Ordinance

## RECOMMENDATION:

1. Receive information regarding the history of mobile home rent control regulations in the City of Thousand Oaks.

2. Provide direction as appropriate.

Presented by Community Development Director Parker and Assistant City Attorney Hehir. City Attorney Noonan, Deputy City Manager Rogers, City Manager Powers, and Finance Director Boscarino responded to questions.

Speakers: Louann Christie, Thousand Oaks; Karen Haskin, Thousand Oaks; Gerry Barnett, Camarillo (submitted document); George Rosenthal, Newbury Park; Lin Young, Newbury Park; Kapaka Senko, Thousand Oaks (submitted document); George Senko, Thousand Oaks (submitted document); Patricia Hostmyer, Thousand Oaks; Jimmy Washington, Newbury Park; Bruce Udelf, Newbury Park; Miller Vargas, Newbury Park; Jeff Schwartz, Thousand Oaks.

Written Statements: Nancy Tamarin, Thousand Oaks; Barbara Smith, Thousand Oaks.

## 10. DEPARTMENT REPORTS: (Continued)

Motion by Mayor Pro Tem Jones to direct staff to contact each of the park owners to ask them to agree to lower this year's rate to five percent and to continue this item to the September 27, 2022, City Council meeting.

Passed 5-0 by the following vote:

Ayes – Bill-de la Peña, Adam, McNamee, Jones, Engler

Noes – 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

## 14. CITY MANAGER:

## A. Announcements and upcoming issues

City Manager Powers provided an update on the September 27, 2022, City Council meeting.

## 15. CLOSED SESSION:

A. CONFERENCE WITH LEGAL COUNSEL – Existing Litigation: *Ian Share vs. City of Thousand Oaks*; Case No.: 56-2022-00564027-CU-OE-VTA; Pursuant to Government Code Section 54956.9(a).

B. CONFERENCE WITH LEGAL COUNSEL – Existing Litigation: *Sharon Bloom-Chernoff vs. City of Thousand Oaks*; Case No. 56-2021-00554933-CU-PO-VTA. Pursuant to Government Code Section 54956.9(a).

City Attorney Noonan announced Closed Session held at 8:47 p.m. and indicated no announcement anticipated.

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

A. Public Notice – Approval of Parcel Map LD 17-70254; Location: 1012 Calle Almendro; Developer: Itzhak Dechner; 0.74 Acre 2-Lot Subdivision for Residential Purposes

17. ADJOURNMENT:

City Council adjourned at 9:11 p.m. to Regular Meeting on September 27, 2022.

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Bob Engler, Mayor  
City of Thousand Oaks City Council

Attest:

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

AGENDA POSTED: September 8, 2022  
MINUTES APPROVED: September 27, 2022

*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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