

MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY  
OF THE REDEVELOPMENT AGENCY  
OF THE CITY OF MOORPARK

Moorpark, California

October 19, 2016

A Regular Meeting of the City Council of the City of Moorpark and the Successor Agency was held on October 19, 2016, in the Council Chambers of said City located at 799 Moorpark Avenue, Moorpark, California. All items listed are heard and acted upon by the City Council unless otherwise noted.

1. CALL TO ORDER:

Mayor Parvin called the meeting to order at 6:40 p.m.

2. PLEDGE OF ALLEGIANCE:

Administrative Services Manager, Brian Chong led the Pledge of Allegiance.

3. ROLL CALL:

Present: Councilmembers Mikos, Millhouse, Pollock, Van Dam, and Mayor Parvin.

Staff Present: Steven Kueny, City Manager; Kevin Ennis, City Attorney; Deborah Traffenstedt, Assistant City Manager; Ron Ahlers, Finance Director; David Bobardt, Community Development Director; Jeremy Laurentowski, Parks and Recreation Director; Sean Corrigan, City Engineer/Public Works Director; Shaun Kroes, Program Manager; Jessica Sandifer, Program Manager; Captain John Reilly, Sheriff's Department; and Maureen Benson, City Clerk.

4. PROCLAMATIONS AND COMMENDATIONS:

A. Proclamation Recognizing October 23-31 as Red Ribbon Week.

Mayor Parvin presented School Resource Officer, Deputy George Hernandez with a proclamation declaring October 23-31 as Red Ribbon Week.

5. PUBLIC COMMENT:

Keith Millhouse, speaking as a resident of Moorpark, encouraged voters to vote in favor of Measure AA on the upcoming November ballot as the ½ cent sales tax is very much needed in Ventura County to pay for transportation and roads.

6. REORDERING OF, AND ADDITIONS TO, THE AGENDA:

None.

7. ANNOUNCEMENTS, FUTURE AGENDA ITEMS, AND REPORTS ON MEETINGS/CONFERENCES ATTENDED BY COUNCILMEMBERS AND MAYOR:

Mayor Parvin requested the meeting be adjourned in memory of Moorpark resident, Edith Keith who was active in the Moorpark Foundation for the Arts.

Councilmember Pollock reported on his attendance representing the City at the League of California Cities annual conference in Long Beach on October 5-7 at which the City of Moorpark received two Beacon Spotlight Awards for Energy Savings and Best Practices in Sustainability.

Councilmember Pollock reported he attended the Ventura County Housing Conference on October 4, as well as the California Housing Summit which was hosted by the Southern California Association of Governments on October 11.

Councilmember Pollock reported he had attended the Country Days Parade on October 8 along with other Councilmembers and the Mayor.

Councilmember Pollock reported on having attended the Rendezvous at the Zoo event on October 13 the main fund raiser each year for the animal program at Moorpark College.

Councilmember Pollock reported on having visited Moorpark Auto Spa on Los Angeles Avenue, which has doubled their business since remodeling; Sally's Beauty Supply, a new business in the Ralph's shopping center; and took a tour of Apricot Farms north of Moorpark, which has proposed a market and restaurant on High Street.

Councilmember Mikos reported on having attended the Country Days parade on October 8 along with the 3rd annual Mammoth Run the next day.

Councilmember Mikos reported she along with Assembly Member, Jackie Irwin and her staff had toured Moorpark open space properties to increase knowledge of why it would benefit including Moorpark in the Rim of the Valley Corridor.

Councilmember Van Dam thanked the Chamber of Commerce, Moorpark Police Department, and City staff for the success of Country Days.

Councilmember Van Dam reported on the success of the Kiwanis annual Poker Fun Night, which raised \$4,000-\$5,000 for local causes.

Councilmember Millhouse reported as Chair of the Ventura County Transportation Commission, he would be speaking on October 21 at the Southern California Transportation Coalition Mobility conference in Anaheim.

Councilmember Millhouse reported on October 14 he had attended his final meeting of the Metrolink Board and thanked his fellow board members along with U.S. Senator Dianne Feinstein, State Senators Fran Pavley and Hanabeth Jackson, Assembly Member Jackie Irwin, Mayor Eric Garcetti, former Mayor Antonio Villaraigosa and the Ventura County Transportation Commission who had acknowledged him for his service.

Mayor Parvin announced the Teen Halloween Cupcake Challenge will be held at Arroyo Vista Recreation Center on Friday, October 21.

Mayor Parvin announced the Friends of the Library are holding their 4th Annual clean Comedy Night at the High Street Arts Center on October 23.

Mayor Parvin announced the Moorpark City Library is presenting the Harry Potter Festival 2016 on October 25.

Mayor Parvin announced the annual Halloween Fest 'n Film outdoor movie event will take place on October 29 at Arroyo Vista Community Park.

Mayor Parvin announced school is out October 31, but Camp Moorpark is IN! Camp hours, registration, and a list of activities are available online, over the phone or in person at Arroyo Vista Community Center.

Mayor Parvin announced the City Council is recruiting for the Citizens Transportation Advisory Committee, Arts Commission, Parks and Recreation Commission and the Planning Commission. Applications are available online and the recruitment ends October 28.

8. PUBLIC HEARINGS:

- A. Consider Resolution Approving Conditional Use Permit No. 2016-02 and Administrative Permit No. 2016-04 to Allow the Remodel and Conversion of a Former Single Family Home into a Residential Care Facility at 100 Leta Yancy Road, and Making a Determination of Exemption Under CEQA in Connection Therewith, on the Application of Emiliano Galicia. (continued open public hearing from September 7, 2016) Staff Recommendation: 1) Continue to accept public testimony and close the public hearing; and 2) Adopt Resolution No. 2016-3546, approving Conditional Use Permit No. 2016-02 and Administrative Permit No. 2016-04, subject to Conditions of Approval.

Mr. Bobardt gave the staff report.

Mayor Parvin stated she had met with the applicant two weeks prior; and Councilmember Mikos stated she had visited the site with Planning Commissioner Bruce Hamous.

Mayor Parvin announced the public hearing remains open

Emiliano Galicia, applicant spoke about his meetings with staff to try to resolve the issue of improvements to and widening of Unidos Avenue. He stated if those requirements are required the project would be too expensive to complete.

Yolanda Lopez, a hospice worker, spoke in support of the project and the need for such an residential care facility in Moorpark.

Mayor Parvin closed the public hearing.

A discussion followed among the Councilmembers and staff regarding: 1) The prior approval in 2006 of a Dog Wellness Center did not include requiring the widening and improvements to Unidos Avenue; 2) Neighbors in 2006 did not want the roadway widened; Burdening this project with Los Angeles Avenue traffic issues; and the ultimate real vision for this roadway as an alleyway or as a street.

**MOTION:** Councilmember Millhouse moved and Mayor Parvin seconded a motion to adopt Resolution No. 2016-3546, approving Conditional Use Permit No. 2016-02 and Administrative Permit No. 2016-04, subject to Conditions of Approval, as amended for Special Conditions Nos. 10 and 12 to remove the requirements for improving and widening Unidos Avenue except for curb, gutter, and any minor pavement adjustment to match the existing pavement and improvements at the corner of Leta Yancy Road and Unidos Avenue. The motion carried by unanimous voice vote.

9. PRESENTATION/ACTION/DISCUSSION:

- A. Consider an Ordinance Amending Title 15 of the Moorpark Municipal Code by Replacing in Their Entirety Chapters 15.04 (Administrative Provisions), 15.08 (Building Code), 15.10 (California Green Building Standards Code), 15.12 (Electrical Code), 15.14 (Plumbing Code), 15.16 (Mechanical Code), 15.18 (Housing Code), 15.20 (California Energy Code) and 15.22 (California Residential Code); Adopting by Reference and Amending the 2016 Edition of the California Building Code, Volumes 1 and 2, with Appendices C, F, H, I and J, the 2016 Edition of the California Residential Code, with Appendices E and H, the 2016 Edition of the California Referenced Standards Code, the 2016 Edition of the California Electrical Code, the 2016 Edition of the California Plumbing

Code, the 2016 Edition of the California Mechanical Code, the 2016 Edition of the California Energy Code, the 2016 Edition of the California Green Building Standards Code, the 2016 Edition of the California Administrative Code, the 2015 Edition of the International Property Maintenance Code and the Twenty-First Edition of the Gypsum Association Fire Resistance Design Manual, and Making Findings that Amendments to the 2016 Editions of the California Building Code and California Residential Code Are Reasonably Necessary Due to Local Climatic, Geological and Topographical Conditions, and Making a Determination of Exemption Under CEQA in Connection Therewith. Staff Recommendation: Introduce Ordinance No. 440 for first reading; waive full reading; and direct staff to schedule a public hearing for November 16, 2016, for purposes of providing second reading and adoption of the ordinance.

Mr. Bobardt gave the staff report.

There were no speakers.

Mr. Ennis read the title of Ordinance No. 440

**MOTION:** Councilmember Mikos moved and Councilmember Millhouse seconded a motion to introduce Ordinance No. 440 for first reading, waive full reading, and direct staff to schedule a public hearing for November 16, 2016, for purposes of providing second reading and adoption of the ordinance. The motion carried by unanimous voice vote.

B. Consider Presentation on Recommended Route Changes for Moorpark City Transit. Staff Recommendation: Receive Nelson/Nygaard's presentation and direct staff as appropriate.

Mr. Kroes gave the staff report and introduced Hazel Sure, Transit Planner with Nelson/Nygaard who gave a PowerPoint presentation on the three options evaluated for the bus route changes.

A discussion followed among the Councilmembers, staff, and Ms. Sure regarding: 1) the improvement in standardizing bus arrival/departure times; 2) Eliminating service to either Villa Del Arroyo or Peach Hill/Christian Barrett areas of the City; 3) Promoting the Dial A Ride services; and 4) Performing an outreach to residents of Villa Del Arroyo and the Peach Hill/Christian Barrett areas to gain the public's input on discontinuing service.

Alan Dorfman, a Moorpark resident in the Peach Hill/Christian Barrett area spoke in opposition to eliminating the bus service in this area and asked that a survey be given to residents.

CONSENSUS: It was the unanimous consensus of the Council to receive the presentation and to direct staff to perform an outreach to the residents in Villa Del Arroyo and in the Peach Hill/Christian Barrett areas and report back to the Council at the December 7, 2016 regular meeting.

- C. Consider Renovation of the Multi-use Court at Arroyo Vista Community Park; Agreement with Tri Valley Roller Hockey League; and Resolution Amending the Fiscal Year 2016/17 Budget by Appropriating \$29,500 from the General Fund Reserve. Staff Recommendation: 1) Approve the renovation of the multi-use court at a cost of \$29,500; 2) Approve the Agreement with Tri Valley Roller Hockey League for use of the multi-use court, subject to final language approval of the City Manager; and 3) Adopt Resolution No. 2016-3547, amending the FY 2016/17 Budget to appropriate \$29,500 from the General Fund Reserve (1000) to the Parks Division (7800). ROLL CALL VOTE REQUIRED

Mr. Laurentowski gave the staff report.

Patricia Rogozinski aka Patty Ruiz requested the Council allow her to present a proposal from her in conjunction with the Los Angeles Kings as she had missed the deadline due to a misunderstanding of the due date.

Ric Collins of Tri Valley Roller Hockey League described the history of the sport in Moorpark and a subsequent move to Calabasas due to conflicts with sharing the facility with skate boarders. He stated they are looking forward to running a new program again in Moorpark.

Ned Collins of Tri Valley Roller Hockey League described the increased interest in roller hockey and the expertise of their company.

MOTION: Councilmember Millhouse moved and Councilmember Mikos seconded a motion to: 1) Approve the renovation of the multi-use court at a cost of \$29,500; 2) Approve the Agreement with Tri Valley Roller Hockey League for use of the multi-use court, subject to final language approval of the City Manager; and 3) Adopt Resolution No. 2016-3547, amending the FY 2016/17 Budget to appropriate \$29,500 from the General Fund Reserve (1000) to the Parks Division (7800). The motion carried by unanimous roll call vote.

- D. Consider Authorizing Additional Commercial Vehicle Enforcement in Fiscal Year 2016/17 and Resolution Amending the Fiscal Year 2016/17 Budget to Appropriate \$20,000.00 from the General Reserve Fund for This Purpose. Staff Recommendation: Adopt Resolution No. 2016-3548. ROLL CALL VOTE REQUIRED

Captain Reilly gave the staff report.

There were no speakers.

MOTION: Mayor Parvin moved and Councilmember Mikos seconded a motion to adopt Resolution No. 2016-3548, authorizing additional commercial vehicle enforcement in Fiscal Year 2016/17 and amending the Fiscal Year Budget to appropriate \$20,000.00 from the General Reserve Fund for this purpose. The motion carried by unanimous roll call vote.

10. CONSENT CALENDAR: (ROLL CALL VOTE REQUIRED)

MOTION: Councilmember Pollock moved and Councilmember Van Dam seconded a motion to approve the Consent Calendar. The motion carried by unanimous roll call vote.

- A. Consider Minutes of Regular City Council/Successor Agency Meeting of October 5, 2016 Staff Recommendation: Approve the minutes.
- B. Consider Minutes of Special City Council/Successor Agency Meeting of October 5, 2016. Staff Recommendation: Approve the minutes.
- C. Consider Warrant Register for Fiscal Year 2016/17 – October 19, 2016. Staff Recommendation: Approve the warrant register.
- D. Consider Authorizing Acceptance of Grant Deeds for Housing Asset Properties. Staff Recommendation: Authorize the City Clerk to accept the grant deeds for the housing assets identified in the agenda report.
- E. Consider Status Update on Turf Conversion Projects and Resolution Amending the Fiscal Year 2016/17 Budget to Fund Additional Water Conservation Projects at Mountain Meadows Park and Peach Hill Park. Staff Recommendation: Adopt Resolution No. 2016-3549. ROLL CALL VOTE REQUIRED
- F. Consider Modifying a Portion of the North and West Sides of Mountain Trail Street Along Moorpark High School (MHS) from “No Stopping Anytime” to “No Parking Anytime”. Staff Recommendation: Adopt Resolution No. 2016-3550 to change a portion of the “No Stopping Anytime” restriction to a “No Parking Anytime” restriction on Mountain Trail Street adjacent to Moorpark High School.
- G. Consider Position Change from Regular Part-Time Executive Secretary to Full-Time Administrative Assistant I or II in the City Manager’s Office. Staff Recommendation: Approve position change from regular part-time (30 hours per week) Executive Secretary at Range 53 to full-time (40

hours per week) Administrative Assistant II at Range 48 in the City Manager's Office.

- H. Consider Amendment No. 2 to Agreement with Siemens Industry, Inc. for Traffic Signal Maintenance Services, and Resolution Amending the Fiscal Year 2016/17 Budget. Staff Recommendation: 1) Authorize the City Manager to sign Amendment No. 2 to the Agreement with Siemens Industry, Inc., for traffic signal maintenance services, establishing an annual not-to-exceed amount of sixty-five thousand dollars (\$65,000.00), subject to final language approval by the City Manager; and 2) Adopt Resolution No. 2016-3551. ROLL CALL VOTE REQUIRED

11. ORDINANCES: (ROLL CALL VOTE REQUIRED)

None.

12. CLOSED SESSION:

Mr. Kueny requested the City Council go into closed session for discussion of Items 12.F. and 12.G. on the agenda.

MOTION: Mayor Parvin moved and Councilmember Millhouse seconded a motion to adjourn to closed session for a discussion of Items 12.F. and 12.G. on the agenda. The motion carried by unanimous voice vote. The time was 9:27 p.m.

F. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Pursuant to Government Code Section 54956.8)

Property: APN 511-0-090-200, 31 Poindexter Avenue, Moorpark, CA 93021

City Negotiator: Steven Kueny, City Manager

Negotiating Parties: The City of Moorpark and Poindexter Properties, LLC

Under Negotiation: Price and terms of payment

G. (SUCCESSOR AGENCY)

(Pursuant to Government Code Section 54956.8)

Property: APN 512-0-090-115

City Negotiator: Steven Kueny, City Manager

Negotiating Parties: The City of Moorpark and Apricot Lane Farms

Under Negotiation: Price and terms of payment

Present in closed session were Councilmembers Mikos, Millhouse, Pollock, Van Dam, and Mayor Parvin; Steven Kueny, City Manager; Kevin Ennis, City Attorney; Deborah Traffenstedt, Assistant City Manager; David Bobardt, Community Development Director; and Jessica Sandifer, Program Manager.

The Council reconvened into open session at 9:45 p.m. Mr. Kueny stated Items 12.F. and 12.G. were discussed and there was no action to report.

13. ADJOURNMENT:

Mayor Parvin adjourned the meeting at 9:45 p.m. in memory of Moorpark resident, Edith Keith.

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Janice S. Parvin, Mayor

ATTEST:

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Maureen Benson, City Clerk