



**MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2024**

CALL TO ORDER

The Mayor called the meeting to order at 4:30 p.m.

ROLL CALL

Council Present: Tony Trembley, Mayor
Kevin Kildee, Vice Mayor
Martita Martinez-Bravo, Councilmember
Susan Santangelo, Councilmember
David Tennessen, Councilmember

Staff Present: Greg Ramirez, City Manager
Carmen Nichols, Assistant City Manager
Kristy Buxkemper, City Clerk
Dave Klotzle, Public Works Director
Rachel Richman, City Attorney
David Sanchez, Community Development Director
Eric Tennessen, Police Department Commander
Mark Uribe, Finance Director
Carrie Weal, Assistant City Clerk

CLOSED SESSION

The City Attorney read the closed session items into the record. Council recessed to Closed Session.

A. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION

Significant Exposure to Litigation Pursuant to Government Code section 54956.9 (d)(2)

Number of Potential Case: 1

Closed session relates to facts and circumstances of the Appeal filed December 14, 2023, by Lozeau Drury, LLP for SAFER and Appeal filed December 15, 2023, by Darshann Wienick for VCCAMG both related to the Costco Project

5:00 P.M. - CALL TO ORDER – OPEN SESSION

ROLL CALL

APPROVAL OF AGENDA

The agenda was approved.

COUNCIL AND STAFF COMMENTS AND REPORTS

The Councilmembers reported on attendance at outside agency and Council committee

meetings.

Vice Mayor Kildee requested the meeting be adjourned in honor of Roy Farmer.

CONSENT CALENDAR

B. [City Council Meeting Minutes](#)

Approved the minutes of the regular meeting of January 24, 2024.

C. [Disbursements](#)

Adopted Resolution No. 2024-8 approving disbursements.

D. [Adopt Ordinance 2018, an Ordinance of the City Council of the City of Camarillo, California, Amending Certain Sections and Adding Chapter 19.37 to Title 19 of the Camarillo Municipal Code to Implement State Law Related to Residential Development in Commercial Zones, Accessory Dwelling Units, Density Bonus, Parking Requirements, and Urban Dwelling Units](#)

Adopted Ordinance 2018, which constituted reading of the title as stated in the agenda and waiver of the reading of the Ordinance.

E. [Single Audit for the Fiscal Year Ended June 30, 2023](#)

Received and filed report.

F. [Blanket Purchase Orders – Authorize the Purchasing Officer to Increase Blanket Purchase Orders for FY 2023/24](#)

Authorized the Purchasing Officer to increase the blanket purchase orders for selected vendors.

G. [Pavement Management Program Update – Agreement Amendment](#)

1. Authorized the City Manager to execute Professional Services Agreement 2022-16B with Kasraie Consulting in an amount not-to-exceed \$23,930 for additional project management support services for the Pavement Management Program update and authorized a contingency in the amount of \$3,600 for a total agreement authorization of \$91,020; and
2. Authorized the City Manager to execute future amendments to the Agreement with Kasraie Consulting for unforeseen additional services up to the authorized contingency amount.

H. [MS Office 365 Software Licensing Subscription – Second Amendment](#)

1. Authorized the City Manager to execute Second Amendment Agreement No. 2022-178C based upon CompuWave's invoice in the amount of \$21,887; for a not to exceed total contracted amount of \$261,172.50; and
2. Authorized City Manager to execute future change orders or documents as necessary up to the authorized contingency amount.

I. [Amendments to City Council Policy 2.03 – Grants](#)

Approved the amendments to City Council Policy 2.03 – Grants.

J. [2024 City Council and Board Meeting Schedule Amendment – Revised Summer Recess](#)

Approved the amended 2024 City Council and Board regular meeting schedule.

MOTION to approve Items B through J.

Councilmember Martinez-Bravo moved, Councilmember Tennessen seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley

No: None

DISCUSSION ITEMS

K. [Dizdar Park Renovation and Expansion \(Project No. CP-5095\) – Award Construction Contract](#)

Assistant Director of Public Works Campero presented a PowerPoint reviewing the history of the project and the received construction bids.

1. Authorized an appropriation of \$2,000,000 for the construction contract, professional services agreement, amendment, and contingencies in the Capital Improvement Projects Fund, 410-8510-485-92.41 and Project CP-5095 from available Capital Improvement Projects Fund Balance; and
2. Authorized the City Manager to execute Public Works Contract No. 2024-4 with Ardalan Construction, Inc, in an amount not-to-exceed \$6,431,685.80, and authorized a contingency in the amount of \$965,000, for a total contract authorization of \$7,396,685.80; and
3. Authorized the City Manager to execute future contract change orders to the contract for unforeseen additional work up to the authorized contingency amount; and
4. Authorized the City Manager to execute Professional Services Agreement No. 2024-5 with Filippin Engineering, Inc. in an amount not-to-exceed \$1,130,069.97 for construction management and inspection services, and authorized a contingency in the amount of \$169,500, for a total agreement authorization of \$1,299,569.97; and
5. Authorized the City Manager to execute Professional Services Agreement No. 2021-46C with Goodale Architecture Planning in an amount not-to-exceed \$326,526 for additional design support services during construction, and authorized a contingency in the amount of \$49,000, for a total agreement authorization of \$1,045,151; and
6. Authorized the City Manager to execute future amendments to the agreements with Filippin Engineering, Inc. and Goodale Architecture Planning for unforeseen additional services up to the authorized contingency amounts.

MOTION to approve the recommended actions.

Councilmember Martinez-Bravo moved, Councilmember Santangelo seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley
No: None

JOINT DISCUSSION ITEM WITH CAMARILLO SANITARY DISTRICT

L. Fiscal Year 2023/24 Mid-Year Budget Report

Finance Director Uribe reviewed the mid-year budget process. Budget and Purchasing Manager Bassett presented a PowerPoint reviewing the mid-year budget report and proposed adjustments to the budget.

MOTION to approve the FY 2023/24 Mid-Year Budget Report and authorize the City Manager to adjust the FY 2023/24 Budget and make the necessary appropriations.

Councilmember Tennessen moved, Vice Mayor Kildee seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley

No: None

GENERAL PUBLIC COMMENTS

Karen Prough addressed the City Council.

RECESS / RECONVENE

The Mayor called for a brief break at 6:05 p.m. and Council returned at 6:16 p.m.

PUBLIC HEARINGS

M. [Public Hearing to Consider an Appeal of the Planning Commission Decision to Approve CPD-226M\(5\) and CUP-422 and its Adoption Approving Second Subsequent MND 2023-4 for the Construction of a Costco Wholesale with Off-Sales of Alcoholic Beverages and Free-Standing Fuel Facility, Located South of U.S. 101, North of West Ventura Boulevard, Approximately 980 Feet East of Springville Drive](#)

The Mayor noted that the appeal submitted by Supporters Alliance for Environmental Responsibility (SAFER) was withdrawn and reviewed the procedures for the appeal hearing for the remaining appellant Ventura County Citizens Against Mega Gas (VCCAMG).

Planning Manager Lee presented a PowerPoint reviewing the history of the project location and the Planning Commission approval of the Costco Project.

Darshann Wienick, attorney, represented the appellant Ventura County Citizens Against Mega Gas (VCCAMG). She presented the appellant's reasons for the appeal, which included, advocacy for a full Environmental Impact Review (EIR), and concerns regarding the Second Subsequent MND 2023-4 energy analysis, the number of proposed gas pumps, and fugitive dust during excavation of the underground storage tanks.

Dale Goldsmith, legal representative for Costco, spoke on behalf of the applicant. He responded to the points raised by the appellant and explained how the law supported the use of the subsequent MND and why a new EIR was not required.

Appellant Darshann Wienick presented a rebuttal to Mr. Goldsmith's comments.

PUBLIC HEARING OPENED

The following people spoke regarding the appeal:

Jose Garcia, Joan Handzel, Kristen Kessler, Merrill Berge, Anthony Morales, David Wappler, and Richard Lucas

The Council asked clarifying questions of staff, Consultant Michael Brown, and Costco representative Dale Goldsmith regarding the CEQA requirements.

Councilmembers indicated that were satisfied that sufficient information was provided by Staff, the Consultant, and the Costco representative team to support denial of the appeal. They unanimously agreed that the Second Subsequent MND 2023-4 was in compliance with the law and provided sufficient reasoning and evidence to dispute the appellant's appeal.

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

MOTION to:

1. Adopt Resolution No. 2024-9 denying the appeal and upholding the Planning Commission's adoption approving Second Subsequent MND 2023-4; and
2. Adopt Resolution No. 2024-10 denying the appeal and upholding the Planning Commission's approval of CPD-226M(5) and CUP-422, subject to the recommended conditions of approval.

Vice Mayor Kildee moved, Councilmember Tennessen seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley

No: None

CLOSED SESSION REPORT

City Attorney Richman indicated there was no reportable action from the Closed Session.

ADJOURN

The meeting adjourned at 8:40 p.m. in the memory of Roy Farmer.

ATTEST:

Mayor

City Clerk