



MINUTES

CITY OF CAMARILLO CITY COUNCIL CAMARILLO SANITARY DISTRICT CAMARILLO LIBRARY BOARD SUCCESSOR AGENCY

**REGULAR MEETING
WEDNESDAY, MAY 28, 2025**

CALL TO ORDER

The Mayor called the meeting to order at 3:00 p.m.

ROLL CALL

Applies to all bodies noted in the heading.

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

Staff Present: Greg Ramirez, City Manager
Carmen Nichols, Assistant City Manager
Rachel Richman, City Attorney
Mitchell Cameron, Director of Administrative Services
Dave Klotzle, Director of Public Works
David Sanchez, Director of Community Development
Eric Tennessen, Police Department Commander
Carrie Weal, City Clerk
Melissa Beebe, Associate Planner
Michelle D'Anna, Assistant to the City Manager
Andrew Grubb, Principal Civil Engineer
Shaun Kroes, Public Works Administrator

CLOSED SESSION

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

CLOSED SESSION

- A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Authority: Government Code Section 54957(b)(1) Title: City Manager (City)
- B. CONFERENCE WITH LABOR NEGOTIATORS
Authority: Government Code Section 54957.6
Agency Designated Representative: City Attorney
Unrepresented Employee: City Manager (City, CSD)
- C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(4)
Number of Potential Case(s): 1 (City)

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

ROLL CALL

All City Councilmembers were present.

FLAG SALUTE

Councilmember Martinez-Bravo led the salute to the flag.

APPROVAL OF AGENDA

The agenda was approved as to form.

PRESENTATIONS

D. Recognition of Las Personas Community Academy Participants

Mayor Kildee recognized and thanked the Community Academy participants for their participation and dedication to learning.

GENERAL PUBLIC COMMENTS

The following people addressed the City Council: David Moorman and Spencer Richey Ramirez. One non-verbal card was submitted by Doug McDowell.

COUNCIL AND STAFF COMMENTS AND INTERGOVERNMENTAL REPORTS

The Councilmembers reported on attendance at outside agency and Council committee meetings and provided general comments.

E. Library Activity Updates – Receive and File

Librarian Nasr reviewed the activities at the Library. The Board received and filed the report.

F. Interface 211 Program Update

Kelly Brown, Chief Information Officer, Interface Children & Family Services, gave a PowerPoint reviewing the 211 Ventura County program, a comprehensive information and referral service for Ventura County.

G. Economic Development Collaborative (EDC) Update

Bruce Stenslie, Economic Development Collaborative, gave a PowerPoint providing an update on the Economic Development Collaborative.

CONSENT CALENDAR

The motion to approve the Consent Calendar applies to all bodies.

H. Meeting Minutes (SA, CLB, City, CSD)

Approved minutes of the special meeting of the February 26, 2025, Successor Agency, regular meeting of April 23, 2025, Library Board, and the regular meeting of May 14, 2025, Camarillo City Council and Sanitary District.

- I. Disbursements (SA, City)
Adopted Successor Agency Resolution No. 2025-37 and City Resolution 2025-38 approving disbursements.
- J. Adopt CSD Ordinance 98, An Ordinance of the Board of Directors of the Camarillo Sanitary District Amending Chapter VII, Section 7001 of the District's Operations Code Relating to Sewer Service Rates (CSD)
Adopted CSD Ordinance 98, which constituted reading of the title as stated in the agenda and waiver of the reading of the Ordinance.
- K. Traffic Control Services - CSD Agreement 2025-4 (CSD)
 1. Found the Maintenance Contract for traffic control services exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(b)(3) of the State CEQA Guidelines as operation of existing facilities;
 2. Authorized the District Manager to execute CSD Agreement No. 2025-4 with Total Barricade Services Inc. for a total authorized agreement amount not to exceed \$98,000; and
 3. Authorized the District Manager to execute any subsequent agreement amendments for a period of July 1, 2028, through June 30, 2030, provided that the total expenditure does not exceed \$168,000.
- L. CPD-226M(5), Costco (northeast corner of Ventura Boulevard and Springville Drive) – Resolution Approving Improvement Plans, Acknowledging Receipt of Agreements, Securities and Other Necessary Documents (CSD, City)
 1. Adopted City Resolution No. 2025-39 approving improvement plans and acknowledging receipt of agreements, securities and other necessary documents for CPD-226M(5); authorizing the City Manager to sign other necessary documents and authorizing City Engineer to sign improvement plans for CPD-226M(5).
 2. Adopted CSD Resolution 2025-6 approving the sewer improvement plans, acknowledging receipt of agreement, securities and other necessary documents for CPD- 226M(5); authorized the District Manager to sign other necessary documents and authorizing District Engineer to sign improvement plans for CPD-226M(5).
- M. Investment Reports for April 2025 (City)
Received and filed reports.
- N. Revenue & Expenditure Report for April 2025 - Preliminary (City)
Received and filed report.
- O. MC-2021-2, Tree Maintenance Services – Approve CC Agreement 2021-112C with West Coast Arborist (City)
 1. Authorized the City Manager to execute Agreement No. 2021-112C with West Coast Arborist, Inc. in the amount of \$851,590 for a total agreement amount of \$3,892,772.70; and
 2. Authorized the City Manager to execute future amendments or other documents up to the total agreement amount.

- P. RPD-189M(3), Williams Homes (near the southwest corner of Petit Street and Village at the Park Drive) – Adopt a Resolution Exonerating Securities (City)

Adopted Resolution No. 2025-40 exonerating securities for RPD-189M(3), Williams Homes.

- Q. Senate Bill 1: The Road Repair and Accountability Act – Fiscal Year 2025/26 Projects (City)

Adopted Resolution No. 2025-41 establishing the Fiscal Year 2025/26 list of projects planned to be funded by Senate Bill 1: The Road Repair and Accountability Act.

- R. Adopt FY 2025/26 Strategic Plan Council Goals and Objectives (City)

Adopted of the FY 2025/26 Strategic Plan – Council Goals and Objectives.

- S. Sewer Line Chemical Root Control - CSD Agreement 2025-5 (CSD)

1. Found the Maintenance Contract for sewer line chemical root control, exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(b)(3) of the State CEQA Guidelines as operation of existing facilities;
2. Authorized the District Manager to execute CSD Agreement No. 2025-5 with Duke's Root Control, Inc. for a total authorized agreement amount not to exceed \$900,000; and
3. Authorized the District Manager to execute any subsequent agreement amendments for a period of July 1, 2028, through June 30, 2030, provided that the total expenditure does not exceed \$1,500,000.

MOTION to approve Items H through S.

Vice Mayor Tennessen moved, Councilmember Martinez-Bravo seconded.

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

No: None

PUBLIC HEARING ITEMS – CITY COUNCIL

- T. Camarillo Landscape Maintenance District Zones 1 through 10 – Resolution Ordering Levy and Collection of Assessments

Public Works Administrator Kroes gave a PowerPoint presentation reviewing the Landscape Maintenance Assessment District and Annual Assessments.

MAYOR OPENED THE PUBLIC HEARING

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

MOTION to adopt Resolution No. 2025-42 ordering the levy and collection of assessments for the Camarillo Landscape Maintenance District Zones 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, as shown in the Engineer's Report.

Councilmember Trembley moved, Councilmember Santangelo seconded.

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

No: None

U. Scholle Farmhouse Historic Landmark Designation

Associate Planner Beebe gave a PowerPoint reviewing the request for approval of a City of Camarillo Historic Landmark Designation for the Scholle Farmhouse in accordance with the Springville Specific Plan Amendment Supplemental EIR.

Rachel Perzel, Rincon Consultants, Inc., was available to address questions from the Council.

MAYOR OPENED THE PUBLIC HEARING

Dennis Hardgrave, Representative for the property owner, supported the designation and looked forward to starting the plan check process and restoration. They are pursuing a Mills Act Property Tax Designation for the house that will need future Council action.

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

MOTION to approve the following recommended actions:

1. Found the Scholle Farmhouse Historic Landmark Designation exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) because designating the structure will serve to preserve it.
2. Adopted Resolution No. 2025-43 approving a historic landmark designation for the Scholle Farmhouse located at 650 Edward Scholle Drive.

Councilmember Martinez-Bravo moved, Councilmember Trembley seconded.

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

No: None

DISCUSSION ITEMS – CITY COUNCIL

V. Bridge Replacement at Las Posas Road and Ventura Boulevard (Project No. SD-5052) – Resolution Approving the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan (City)

Principal Civil Engineer Grubb gave a PowerPoint presentation reviewing the project description, project phasing, environmental review, project funding, and timeline.

MOTION to adopt Resolution No. 2025-44 approving the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Plan for Bridge Replacement at Las Posas Road and Ventura Boulevard (Project No. SD-5052).

Councilmember Trembley moved, Councilmember Santangelo seconded.

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

No: None

W. Joint Use Agreement with AMCAL Terra Campagna Fund, L.P. for Common Driveway, and Quitclaim Deed

Assistant to the City Manager D'Anna provided an overview of the AMCAL Somis Ranch Apartments farmworker housing located adjacent to the City's Desalter plant, which shares access to a common driveway for southern access. She highlighted

gaps in the developer's communication with the City on several aspects of the project. The City expressed concerns regarding the general safety and welfare of the residents, access roads to the site, location of the bus stop, and the need for a direct pedestrian pathway to safely connect to the Rancho Campana High School.

Public Works Klotzle gave a PowerPoint presentation reviewing the project site and outstanding issues, including:

- Utilization of the two points of direct access for the Project.
- Compliance with CEQA document and Conditions of Approval related to access concerns.
- Traffic and safety measures for the left-turn pocket from Lewis Road into the property.
- The location of the bus stop.
- Providing direct access to Rancho Campana High School from the Project.

Ramin Kianfar, Director of Development, AMCAL Multi-Housing, Inc., stated AMCAL was eager to commence the planned improvements on Somis Road that will enhance the safety measures for city and county residents. He urged approval of the agreement and Quitclaim for an easement to proceed.

Representatives from AMCAL Multi-Housing, Inc., and the Ventura County Resource Management Agency responded to questions from the Council regarding the outstanding items and concerns.

David Moorman provided public testimony on this item.

After extensive deliberation, the Council determined they could not support approval of the joint use agreement in its current form and deferred action. Staff was directed to collaborate with the developer to revise the agreement, ensuring it adequately addresses the City's concerns regarding project conditions, public safety, and liability.

Councilmember Martinez-Bravo recommended contacting the Ventura County Board of Supervisors representatives about the City's concerns.

MEMORIAM

Former City Manager / Mayor James William "Bill" Little

Charlotte Craven, Mayor Emeritus, memorialized the life and times of former City Manager and Mayor James William "Bill" Little.

RECESS BACK TO CLOSED SESSION

The Council recessed back to Closed Session for the discussion of Items A and B.

CLOSED SESSION REPORT

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

ADJOURN

The meeting adjourned at 9:45 p.m. in the memory of James William “Bill” Little.

ATTEST:

Mayor

City Clerk

ATTEST:

Chair, Camarillo Sanitary District

Assistant Secretary

ATTEST:

President, Camarillo Library Board

Secretary

DRAFT

ATTEST:

Mayor, Successor Agency

City Clerk

DRAFT