



MINUTES

CITY OF CAMARILLO CITY COUNCIL CAMARILLO SANITARY DISTRICT

REGULAR MEETING
WEDNESDAY, APRIL 9, 2025

CALL TO ORDER

The Mayor called the meeting to order at 4:00 p.m.

ROLL CALL

Council Present: Kevin Kildee, Mayor
David Tennesen, 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
Wendy Levy, Director of Human Resources
David Sanchez, Director of Community Development
Eric Tennesen, Police Department Commander
Mark Uribe, Director of Finance
Carrie Weal, City Clerk
Michal Cepak, Management Analyst
Lisette Torres, Senior Management Analyst
Jason Havelka, Senior Deputy Camarillo P.D.

CLOSED SESSION

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

- A. Conference with Legal Counsel Anticipation Litigation
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(4)
Number of Potential Case(s): 1 (City)
- B. Conference with Legal Counsel Existing
Litigation Pursuant to Government Code Section 54956.9 (d)(1)
Name of case: OPV Coalition, et. al. vs. Fox Canyon Groundwater Management
Agency Ventura County Superior Court Case No. 56202100555357CUPTVTA
(City)

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

ROLL CALL

All City Councilmembers were present.

FLAG SALUTE

Nathan Wilson and Noah Harding led the salute to the flag.

APPROVAL OF AGENDA

The agenda was approved as to form.

PRESENTATIONS

C. Boys & Girls Club of Camarillo Youths of the Year

The Mayor presented certificates of recognition to Nathan Wilson and Noah Harding.

GENERAL PUBLIC COMMENTS

The following people addressed the City Council: Gabriele Kazemi.

COUNCIL AND STAFF COMMENTS AND INTERGOVERNMENTAL REPORTS

The Councilmembers reported on attendance at outside agency and Council committee meetings and events.

Councilmember Martinez-Bravo requested the meeting adjourn in the memory of Oscar Pimentel.

CONSENT CALENDAR

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

D. Meeting Minutes (City, CSD)

Approved the minutes of the regular meeting of the regular meetings of the Camarillo City Council and Camarillo Sanitary District held on March 26, 2025.

E. Disbursements (City)

Adopted Resolution No. 2025-24 approving disbursements.

F. Boards, Commissions, and Committees Annual Reports for 2024 (City)

Received and filed the Annual Reports. Vice Mayor Tennessen recommended assigning city staff to attend these committee meetings.

G. CUP-400, Arneill Road Mixed-Use Project – Resolution Dedicating an Easement for Public Street on Arneill Road and Alley B (APN 162-0-012-210, 162-0-012-280, 162-0-012-290, 162-0-012-300 and 162-0-012-310) (City)

Adopted Resolution No. 2025-25 dedicating an Easement for Public Street and all related purposes on the portion of real property owned by the City and identified as APN: 162-0-012-210, 162-0-012-280, 162-0-012-290, 162-0-012-300 and 162-0-012-310; and authorize City Clerk to record the Resolution in the Official Records of the Office of the County Recorder of the County of Ventura.

H. Stormwater Trash Compliance (Project No. SD-5032-1) – Adopt a Resolution Approving Final Pay Estimate and Accepting Improvements (City)

Adopted Resolution No. 2025-26 accepting improvements, approving Final Pay Estimate No. 7 to Downstream Services, Inc., and authorizing the Mayor to sign the Notice of Completion.

I. Police Facility Interior Lighting Upgrades (CH-5137) – Award of Contract to ABM Electrical and Lighting Solutions, Inc. (City)

1. Found Police facility lighting upgrades project exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15061(b)(3).
2. Authorized the City Manager to execute Agreement No. 2025-18 with ABM for energy efficiency improvements at the Police facility in the amount of 541,868.57 with a contingency amount of \$108,374, for a total authorized agreement amount not-to-exceed \$650,242.57; and
3. Authorized an appropriation of \$60,443 in Account No. 410-8610-486.92-41 and Project CH-5137 from available Capital Improvement Projects Fund Balance.

J. On-Call Trade Work – Amend Contractor Agreements (City/CSD)

1. Authorized the City Manager to execute Agreement 2024-76A with MJB Electric, and remove the not-to-exceed language; and
2. Authorized the City Manager to execute Agreement 2024-85A with Ray-Mac Painting, and remove the not-to-exceed language; and
3. Authorized the City Manager to execute Agreement 2024-101A with Vogue Sign Co. and remove the not-to-exceed language.

K. Generator and Automatic Transfer Switch Maintenance – Second Amendment to CSD Agreement No. 2022-9B with Quinn Power Systems (CSD)

1. Found the Generator and Automatic Transfer Switch Maintenance Contract Amendment exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines as maintenance of CSD equipment; and
2. Authorized the District Manager to execute CSD Agreement No. 2022-9B with Quinn Group Inc. dba Quinn Power Systems for an amount not to exceed \$16,669 and reestablish a contingency in the amount of \$7,600 for a total authorized agreement amount of \$101,116, for a period July 1, 2025, through June 30, 2026; and
3. Authorized the District Manager to execute any subsequent agreement amendment for a period of July 1, 2026, through June 30, 2027, provided the total expenditure does not exceed 6% of the FY 2025/26 authorized expenditure.

MOTION to approve Items D through K.

Vice Mayor Tennessen moved, Councilmember Santangelo seconded.

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

No: None

DISCUSSION ITEMS – CITY COUNCIL

L. Police Department Crime Stats Report

Commander Tennesen gave a PowerPoint presentation reviewing the annual crime statistics and addressed Council's questions.

M. Ratification of Encampment Resolution Fund Grant Award

Senior Management Analyst Torres, Management Analyst Cepak, and Senior Deputy Havelka gave a PowerPoint presentation reviewing grant budget, expenditure requirements, and Project HOPE, Professional Services Agreement for the purchase intended for affordable housing development projects 2361 Barry Street and CUP-400 Arneill Road.

Staff responded to Council's questions about the grant requirements.

MOTION to approve the following recommended actions:

1. Ratified Agreement No. 24-ERD-4-L-10012 (CC 2025-12) for acceptance of the Encampment Resolution Fund grant award in the amount of \$7,305,292.89.
2. Authorized the City Manager to take all necessary actions on behalf of the City in furtherance of the Encampment Resolution Fund grant program.
3. Authorized the City Manager to make any necessary adjustments to the FY 2024-25 budget to recognize the revenue and expenditures related to this grant.

Vice Mayor Tennesen moved, Councilmember Santangelo seconded.

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

No: None

Absent: None

N. Award Professional Services Agreement to Azure Printed Homes Inc., for the Affordable Housing Acquisition Project at 2361 Barry Street

Management Analyst Cepak provided an overview of the Professional Services Agreement award with Azure Printed Homes Inc. for the Affordable Housing Acquisition project located at 2361 Barry Street.

Councilmember Trembley asked for clarification on the provider for the supportive services for the project residents. Management Analyst Cepak noted they would be provided by Project Hope and will revise the Agreement exhibit.

MOTION to approve the following recommended actions:

1. Found the award of a Professional Services Agreement for the Affordable Housing Acquisition Project is exempt from the California Environmental Quality Act ("CEQA") under the State CEQA Guidelines §§ 15061(b)(3); and
2. Authorized the City Manager to execute CC Agreement No. 2025-5 with Azure Printed Homes Inc. in the amount of \$527,025; and
3. Authorized a 10% contingency in the amount of \$52,702.50, for a total not to exceed amount of \$579,727.50; and
4. Authorized the City Manager to execute future amendments, documents, and Change Orders if required, up to the total not to exceed amount.

Councilmember Martinez-Bravo moved, Councilmember Trembley seconded.
Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley
No: None
Absent: None

DISCUSSION ITEMS – CITY COUNCIL / CAMARILLO SANITARY DISTRICT

The motion taken on any discussion item applies to both bodies.

O. Review and Establish the FY 2025/26 Strategic Plan – City Council Goals and Objectives and Review Project Prioritization

Assistant City Manager Nichols gave a PowerPoint presentation reviewing the progress of the proposed Draft FY 2025/26 Strategic Plan-Goals and Objectives and Prioritization Matrix.

Vice Mayor Tennessen proposed adding a youth academy under Intergovernmental Relations in which staff and elected officials would make presentations to local high schools to encourage community engagement.

Councilmember Martinez-Bravo proposed an Action Strategy to enhance community relations by strengthening partnerships with local non-profit organizations and businesses, implementing an annual community survey to assess quality of life, and having staff explore the potential for having a formal standing committee or MOU with partnering agencies.

Mayor Kildee recommended adding Naval Base Ventura County as they are a large local employer and provide an outstanding service to the county.

The Council supported the proposed changes.

Management Analyst Dame gave a PowerPoint presentation reviewing the project prioritization methodology, recommended asset categories, recommended prioritizations factors, and the outcomes of the matrix.

Councilmember Trembley proposed changes to the proposed weights to the following prioritization factors:

Public Safety Assets – Health/Safety/Security – increase the proposed weight to 30 and offset the Equitable Community Investment to 10.

Sanitary & Storm Drainage Assets – Legal Compliance – increase the proposed weight to 40 and offset Project Readiness to 5.

Water Enterprise Assets - Legal Compliance – increase the proposed weight to 15 and offset Project Readiness to 5.

The Council supported the recommended changes to the prioritization matrix.

PUBLIC HEARING ITEMS – NONE

CLOSED SESSION REPORT

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

Mayor Kildee congratulated newly appointed City Clerk Carrie Weal.

ADJOURN

The meeting adjourned at 7:54 p.m. in memory of Oscar Pimentel.

Mayor

CSD Chair

ATTEST:

City Clerk

DRAFT