



**CITY OF SANTA CLARITA  
City Council  
Regular Meeting**

**Joint Meeting with  
Board of Library Trustees**

*Hereinafter the titles Mayor, Mayor Pro Tem, Councilmember, City Manager, City Attorney, and City Clerk may be used also to indicate Mayor/Chair/President, Mayor Pro Tem/Vice-Chair/Vice President, City Manager/Executive Director, City Attorney/Counsel, and City Clerk/Secretary*

**~Minutes~**

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**Tuesday, May 9, 2017**

**6:00 PM**

**City Council Chambers**

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**INVOCATION**

Mayor Pro Tem Weste delivered the invocation.

**CALL TO ORDER**

Mayor Smyth called to order the regular joint meeting of the City Council and Board of Library Trustees at 6:01 p.m.

**ROLL CALL**

All Councilmembers were present.

**FLAG SALUTE**

Councilmember Miranda led the flag salute.

**EXECUTIVE MEETING**

This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed. Council will also discuss each individual item during the course of the meeting with the exception of the Consent Calendar, which may be approved in its entirety by one motion, unless there is a request to pull an item for discussion. No action will be taken on public agenda items during the Executive Meeting.

**APPROVAL OF AGENDA**

**Motion by McLean, second by Weste, to approve the agenda, pulling item 7 for public comment.**

**Hearing no objections, it was so ordered.**

**AWARDS AND RECOGNITIONS**

Mayor Smyth and Council proclaimed May as Bicycle Month in Santa Clarita and presented the proclamation to members of the Santa Clarita Valley Bicycle Coalition.

## **PUBLIC PARTICIPATION**

Addressing the Council was Alan Ferdman, who read Anne Marie Whalley's comments, regarding cultural events at the Library; Cam Noltemeyer, regarding the Chiquita Canyon Landfill; Randall Nakashima, regarding illegal fireworks; Steve Petzold, regarding the Council appointment process; Elaine Ballace, regarding Chiquita Canyon Landfill and affordable housing; Linda Storli, regarding the 30th anniversary celebration for the City; Davin Childs, regarding a potential BMX track; Dennis Koontz, regarding the formation and the 30th anniversary of the City; and Chris Gabois, regarding a potential BMX track and the six BMX riders from Santa Clarita who represented the United States at the Olympics in Rio.

## **STAFF COMMENTS**

City Manager Ken Striplin commented the City has been in contact with Ms. Walley and will continue to work with her to expand on Library events; commented regarding the City's plan to address the hazards and enforcement of illegal fireworks and opportunities to strengthen the ordinance pertaining to fireworks; commented regarding the City's plan of events commemorating the 30th Anniversary and an invitation to the first Council to attend the State of the City Luncheon to recognize their contributions; and commented regarding finding an interim solution for a BMX track as well as a long-term goal of building a tract at the Sports Complex, and congratulated Davin and Maya for their qualification in the BMX World Championships games.

Mayor Smyth requested that City Manager Ken Striplin provide clarity to Ms. Noltemeyer's comments. Mr. Striplin commented that comments were made by a member of the Economic Development Corporation and no City employee has taken a position relative to the Chiquita Canyon Landfill.

Mayor Pro Tem Weste requested from City Manager Ken Striplin a plan for banners for the 30th anniversary, as well as historic interviews of past Councilmember for preservation; and commented that the parade for the 4th of July always begins at 9:00 a.m.

Councilmember McLean addressed the fireworks, and requested that staff send out information through NextDoor Neighbors or other social media, where Sheriff can be alerted to the areas of fireworks to catch the perpetrators. Mayor Smyth concurred that fireworks are becoming more prevalent, and requested more enforcement.

## **COMMITTEE REPORTS/COUNCILMEMBER COMMENTS**

Mayor Smyth commented on the Mayor's Committee on Employment for Individuals with Disabilities breakfast and board meeting where community member Ron Radzinski was recognized; invited residents to "Hit the Trail" bike ride on Saturday, beginning at Heritage Park for a 9- or 4-mile bike ride and a family friendly event featuring AMGEN tour street teams; and invited the community to the City's Open House for a meet and greet with the new Sheriff Captain, Robert Lewis, on Thursday, May 18 from 5 p.m. to 7 p.m.

Councilmember Miranda commented on the Newhall Ranch Road Bridge Widening groundbreaking last week and that this will add an additional traffic lane in each direction on the bridge and is expected to be completed by summer of 2018.

Councilmember McLean commented regarding attending a few transportation meetings including the North County Transportation Coalition where an item of discussion was the \$90 million in funds that were not spend on the Interstate 5/14 improvement projects and efforts made with Caltrans to use that money for local projects; attended the Northern Corridor Cities meeting where Measure M was discussed and the amount of local money returned from that measure; mentioned that the Antelope Valley Metrolink line that will go directly to the Burbank Airport is coming soon; and announced that there is a "We Build" event on Saturday to help finish the 78 homes on Centre Pointe being built for Veterans.

Mayor Pro Tem Weste announced that there is a new pack of Alpacas at the Hart Park barn for visitors to enjoy; announced that local artists were invited to re-interpret the City seal and to submit their work for a month-long gallery at The Main and to visit [santaclaritaarts.com](http://santaclaritaarts.com) for more information; commented on calling billboard companies regarding the billboards along the right-of-ways where they are a danger to people due to their deterioration during high winds; requested adjournment in memory of seven-year old Sophia Bella Cano Reveles; and requested that City Manager Ken Striplin gather information on the safety of billboards and provide it to Council.

Councilmember Kellar announced that the Triumph Foundation, founded by Andrew Skinner, completed their annual festival last weekend and acknowledged that the new owner of Sand Canyon Country Club (formerly Robinson Ranch), Steve Kim, made a generous donation of \$25,000 to the Foundation.

## **CONSENT CALENDAR**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Kellar, Councilmember
<b>SECONDER:</b>	Marsha McLean, Councilmember
<b>AYES:</b>	Smyth, Weste, Kellar, McLean, Miranda

### **ITEM 1**

APPROVAL OF REGULAR MEETING MINUTES – The minutes are submitted for approval.  
RECOMMENDED ACTION: City Council approve the minutes of the April 25, 2017, Regular Meeting

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### **ITEM 2**

#### **READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council agenda, Council may determine that the title has been read.

#### **RECOMMENDED ACTION:**

City Council determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

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**ITEM 3****2016-17 ANNUAL OVERLAY AND SLURRY SEAL PROGRAM, PROJECT M0115 -  
AWARD CONSTRUCTION CONTRACTS**

The annual overlay and slurry seal projects are an integral part of the City's pavement management program. Each year, streets are evaluated and identified for the need of pavement preservation and rehabilitation treatments.

**RECOMMENDED ACTION:**

City Council:

1. Approve plans and specifications for the overlay portion of the 2016-17 Annual Overlay and Slurry Seal Program, Project M0115.
  2. Award the overlay construction contract to Toro Enterprises, Inc., in the amount of \$5,659,247, and authorize a contingency in the amount of \$950,000 for a total contract amount not to exceed \$6,609,247.
  3. Approve plans and specifications for the slurry seal portion of the 2016-17 Annual Overlay and Slurry Seal Program, Project M0115.
  4. Award the slurry seal construction contract to Sierra Nevada Construction for a total contract amount not exceed \$1,611,007, including contingency.
  5. Authorize an expenditure in the amount of \$848,062 and a contingency of \$84,806 for total amount of \$932,868 to Twining, Inc., for a professional services contract to provide project inspection, materials testing, and construction management support for overlay and slurry seal projects.
  6. Authorize an increased spending authority to the existing engineering design services contract with Pavement Engineering, Inc., for the 2016-17 Annual Overlay and Slurry Seal Program, Project M0115, in the amount of \$60,000, and a contingency of \$6,000 for a total contract amount not to exceed \$439,329.
  7. Authorize the transfer of \$825,958.49 in project savings from the 2015-16 Annual Overlay and Slurry Seal Program Account M0109233-5161.001 to the 2016-17 Annual Overlay and Slurry Seal Program Account M0115233-5161.001.
  8. Authorize the transfer of \$86,366.43 in project savings from the 2015-16 Annual Overlay and Slurry Seal Program Account M0109601-5161.001 to the 2016-17 Annual Overlay and Slurry Seal Program Account M0115601-5161.001.
  9. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.
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**ITEM 4**

**RESOLUTION TO ESTABLISH NO-STOPPING ANYTIME ZONES ALONG THE NORTH AND SOUTH SIDES OF CAMINO DEL ARTE DRIVE BETWEEN COPPER HILL DRIVE AND VISTA DEL RIO DRIVE**

This resolution proposes to establish no-stopping anytime zones on both sides of Camino Del Arte Drive between Copper Hill Drive and Vista Del Rio Drive.

**RECOMMENDED ACTION:**

City Council adopt a resolution establishing no-stopping anytime zones on Camino Del Arte Drive between Copper Hill Drive and Vista Del Rio Drive (675 feet on the north side and 250 feet on the south side).

**Adopted Resolution No. 17-31**

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**ITEM 5**

**SANTA CLARITA VALLEY SHERIFF'S STATION, PROJECT F3023 - AWARD CONTRACT FOR DESIGN OF WATER SERVICE PIPELINE**

This agenda item will provide funding to design a new water pipeline on Golden Valley Road from Robert C. Lee Parkway extending northward to the site of the proposed Santa Clarita Valley Sheriff's Station.

**RECOMMENDED ACTION:**

City Council:

1. Award a contract to Santa Clarita Water Division (SCWD) for the design of a new water service pipeline to serve the proposed Santa Clarita Valley Sheriff's Station, Project F3023, estimated by SCWD to be \$275,000, and authorize a contingency in the amount of \$55,000, for a total contract amount not to exceed \$330,000.
2. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

**ITEM 6**

**AWARD SERVICE CONTRACT FOR LANDSCAPE MAINTENANCE ZONE 18 (TOWN CENTER/TOURNEY)**

Consideration to award a two-year contract with three one-year renewal options to Oakridge Landscape, Inc. for landscape maintenance services within Zone 18 (Town Center/Tourney).

**RECOMMENDED ACTION:**

City Council:

1. Award a two-year contract to Oakridge Landscape, Inc. to provide contractual landscape maintenance services for Landscape Maintenance District (LMD) Zone 18 (Town Center/Tourney) for an annual amount of \$119,700, and authorize an annual contingency of \$23,940 to address unforeseen maintenance and repairs, for a total two-year amount not to exceed \$287,280.
2. Authorize the City Manager or designee to execute all contracts and associated documents or

modify the awards in the event impossibility of performance arise, contingent upon the appropriation of funds by the City Council in the annual budget for such Fiscal Year, and execute all documents subject to City Attorney approval.

3. Authorize the City Manager or designee to execute up to three (3) additional one-year renewal options beginning in year three, not to exceed the annual contract amount, inclusive of contingency, of \$143,640, plus the appropriate CPI adjustment, upon request of the contractor.

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**ITEM 7**

**ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE PRESERVATION DISTRICT**  
Consideration and adoption of resolutions associated with the annual process of ordering, approving, and setting the public hearing on the annual levy of the Open Space Preservation District is required by the Landscaping and Lighting Act of 1972.

**RECOMMENDED ACTION:**

City Council:

1. Adopt a resolution initiating proceedings for the levy and collection of assessments within the Open Space Preservation District for Fiscal Year 2017-18.
2. Adopt a resolution declaring the City's intention to levy assessments, preliminarily approve an Engineer's Report in connection with the Open Space Preservation District for Fiscal Year 2017-18, and set a public hearing for May 23, 2017.

Addressing the Council on this item was Alan Ferdman, representing the Santa Clarita Community Council; Cam Noltemeyer; and Sandra Cattell.

City Manager Ken Striplin commented that the City participated in the public process of the County district by providing the Master Plan that outlined the needs and desires of the community, offered to provide public meeting spaces, and that the City will receive \$750,000 per year for parks and have the ability to submit grant applications; clarified that residents voted on a \$1 annual increase per year, however, the Council did not implement the increase for several years and the additional 50 cents is still below the maximum amount allowed; and commented on using a portion of open space funds to purchase 26 acres of active parkland on Via Princessa.

Mayor Pro Tem Weste clarified that the Master Plan submitted to the County includes a BMX track along with road work.

**Adopted Resolution No. 17-32 and Resolution No. 17-33**

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**ITEM 8**

**AWARD CONTRACT TO APOLLO VIDEO TECHNOLOGY FOR THE PROCUREMENT AND INSTALLATION OF ON-BOARD (BUS) VIDEO SURVEILLANCE EQUIPMENT**

Award contract to Apollo Video Technology for the procurement and installation of additional on-board bus video surveillance camera system equipment.

RECOMMENDED ACTION:

City Council:

1. Waive the formal bid process, and award a contract to Apollo Video Technology for the purchase, installation, and configuration of on-board bus video surveillance camera system equipment in the amount of \$201,234, and authorize a contingency of 10 percent in the amount of \$20,123 for a total contract not to exceed \$221,357.
2. Appropriate funds in the amount of \$23,779 to account 12400-5201.003, and increase grant revenue account 700-4424.007 by \$23,779.
3. Authorize the City Manager or designee to execute all documents, or modify the award in the event that issues of impossibility of performance arise, subject to City Attorney approval.

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**ITEM 9**

**CHECK REGISTER NO. 9**

Check Register No. 9 for the Period 03/31/17 through 04/13/17 and 04/20/17 in the aggregate amount of \$4,767,500.86. Electronic Funds Transfers included in Check Register No. 9 for the Period 04/03/17 through 04/14/17 in the aggregate amount of \$926,078.37.

RECOMMENDED ACTION:

City Council approve and ratify for payment the demands presented in Check Register No. 9.

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**PUBLIC HEARINGS**

**ITEM 10**

**SANTA CLARITA VALLEY GROUNDWATER SUSTAINABILITY AGENCY  
RESOLUTION AND MEMORANDUM OF UNDERSTANDING**

Pursuant to the Sustainable Groundwater Management Act signed into law in September 2014, the City is required to adopt a Memorandum of Understanding to form the Santa Clarita Valley Groundwater Sustainability Agency by June 30, 2017.

RECOMMENDED ACTION:

City Council:

1. Adopt a resolution to approve the Memorandum of Understanding to form the Santa Clarita Valley Groundwater Sustainability Agency Board (Agency).
2. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

3. Appoint one Councilmember to represent the City of Santa Clarita on the Agency.

Mayor Smyth opened the public hearing.

City Clerk Mary Cusick announced that all notices required by law have been provided.

Public Works Director Robert Newman provided the staff report.

Addressing the Council on this item was Cam Noltemeyer, in opposition; and Valerie Pryor, representing the Castaic Lake Water Agency, in support.

Mayor Smyth closed the public hearing.

Councilmember McLean commented that this matter is connected with stormwater, and wished to be the City's representative; Councilmember Kellar questioned when a representative would need to be appointed, and Ms. Pryor responded that the representative must be appointed by June 30. Mayor Smyth proposed to move forward with approving recommended actions 1 and 2, and agendize appointing a representative at the first meeting in June.

Mayor Pro Tem Weste requested clarification regarding groundwater. Mr. Newman confirmed that there is an opportunity for groundwater recharge and diversion in open space.

Motion by Kellar, second by Weste, to approve recommended actions 1 and 2.

**Adopted Resolution No. 17-34**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Kellar, Councilmember
<b>SECONDER:</b>	Marsha McLean, Councilmember
<b>AYES:</b>	Smyth, Weste, Kellar, McLean, Miranda

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**ITEM 11**

ANNUAL PUBLIC HEARING REGARDING THE STORMWATER POLLUTION PREVENTION FEE AND INTRODUCTION AND FIRST READING OF AN ORDINANCE DETERMINING THE ANNUAL STORMWATER POLLUTION PREVENTION FEE FOR FISCAL YEAR 2017-18

Determination and approval of the rates for the Stormwater Pollution Prevention Fee for Fiscal Year 2017-18.

RECOMMENDED ACTION:

City Council:

1. Conduct a public hearing on the Stormwater Pollution Prevention Fee for Fiscal Year 2017-18.
2. Introduce and pass to second reading an ordinance entitled, "AN ORDINANCE OF THE

CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DETERMINING THE ANNUAL STORMWATER POLLUTION PREVENTION FEE FOR FISCAL YEAR 2017-18.”

Mayor Smyth opened the public hearing.

City Clerk Mary Cusick announced that all notices required by law have been provided.

Council waived the staff report.

No requests to speak were received.

Mayor Smyth closed the public hearing.

Mayor Pro Tem Weste commented that she is pleased about the City's efforts to monitor stormwater pollution.

Councilmember McLean commented that the City's residents are already paying for stormwater taxes and should not also pay for the proposed Los Angeles County measure to impose duplicate taxes on stormwater in Santa Clarita.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Laurene Weste, Mayor Pro Tem
<b>SECONDER:</b>	Marsha McLean, Councilmember
<b>AYES:</b>	Smyth, Weste, Kellar, McLean, Miranda

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**ITEM 12**

APPROVE SUBMISSION OF THE DRAFT 2017-2018 ANNUAL ACTION PLAN AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING RECOMMENDATIONS  
Submission of the Draft 2017-2018 Annual Action Plan and Community Development Block Grant Funding Recommendations, as required by the U.S. Department of Housing and Urban Development.

**RECOMMENDED ACTION:**

City Council approve the draft 2017-2018 Annual Action Plan and the Community Development Block Grant Funding Recommendations and authorize the City Manager or designee to execute all required documents, subject to approval of the City Attorney.

Mayor Smyth opened the public hearing.

City Clerk Mary Cusick announced that all notices required by law have been provided.

Housing Program Administrator Erin Lay provided the staff report.

No requests to speak were received.

Mayor Smyth closed the public hearing.

Councilmember McLean requested if staff had any contact with representatives in Washington D.C. regarding this program. Ms. Lay responded that she has not. However, Intergovernmental Relations Manager Michael Murphy works closely with representatives on the issue of funding CDBG. City Manager Ken Striplin added that Mr. Murphy has reached out to the service providers who are funded through CDBG, and will use this information to lobby congress.

Councilmember Kellar commented on the importance of the program and made a motion to approve the recommended action.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Kellar, Councilmember
<b>SECONDER:</b>	Marsha McLean, Councilmember
<b>AYES:</b>	Smyth, Weste, Kellar, McLean, Miranda

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## **NEW BUSINESS**

### **ITEM 13**

#### **PROPOSED UPDATES TO SANTA CLARITA MUNICIPAL CODE 6.02 - MANUFACTURED HOME RENT ADJUSTMENT PROCEDURES**

An update of Chapter 6.02 of the Santa Clarita Municipal Code. The proposed changes are being brought to the City Council for discussion and direction.

#### **RECOMMENDED ACTION:**

City Council discuss the proposed changes and provide direction to staff.

Housing Program Administrator Erin Lay provided the staff report.

Addressing the Council on this item was Alan Ferdman; Elaine Ballace; Kevin Eliason; Rudy Pavini; Bruce Velie; Hadassah Foster; Sese Abejohn; and Douglas Fraser.

Councilmember Miranda commented for the record that he wants to be the voice for those who are not listened to and is a firm backer of seniors; will not support anything that does not protect seniors; and commented on the possibility of resources to protect seniors.

Councilmember McLean inquired regarding standard and non-standard rent charges, and City Attorney Joseph Montes responded that under the current ordinance, standard is tied to the Consumer Price Index (CPI) and non-standard is either pass-through capital or the attempt to receive a fair rate of return. Councilmember McLean discussed adding examples of definitions to bring clarity to the terms; expressed concerned that the reduction of services was removed from the ordinance; expressed concerns about a hearing officer, and suggested there should be a second person to take a look at the officer's decisions to determine an objective opinion, or have the hearing officer as the 5th panelmember; and suggested keeping the CPI increases instead of going back to 3 percent increases.

Mayor Pro Tem Weste discussed the last few years of changes to the CPI and park increases, where the park owners were raising the rents at CPI or above, and although the park owners have

already received increases above the CPI, they are now retroactively submitting increases with pass-through charges. Mr. Montes clarified that per state law, cities that have an ordinance must allow the government pass-throughs, with no statute of limitations. Mayor Pro Tem Weste requested that the City write a letter to the state legislature regarding the unfairness of this issue and inquired how many parks are moving forward with pass-throughs. Mr. Montes responded that five parks are requesting pass-throughs. Mayor Pro Tem Weste commented that property owners are required to maintain their property and inquired how the City can quantify the difference between routine maintenance and capital improvement. Mr. Montes suggested adding more examples of definitions and adding language about a basis for challenging a capital improvement as neglected or deferred maintenance. Mayor Pro Tem Weste commented that the park owners already receive rent increases which covers maintenance and should not be able to go back to the residents for more money while receiving a tax benefit for the write-offs from prior expenses; and commented on the need for a qualified hearing officer who is knowledgeable of the laws to protect the residents.

Councilmember Kellar agreed with the Council and speakers and this difficult situation; commented on the need to work with integrity and ethics and be responsible in decision making on how to address pass-throughs; agreed with Mr. Velie's list, and the wording that was removed regarding reduction of services should possibly be put back in the ordinance; suggested that the Panel should select the hearing officer; commented on the need for a better approach to the appeals process; and expressed concern for all mobile home residents and how the City can get more affordable housing.

Mayor Smyth reiterated comments made by Council and to tighten the ordinance so that citizens would be comfortable with a hearing officer; commented on the need to provide clarity of non-standard increases, the need for lay terms in the ordinance, to take in comments from public and for Council to submit ideas to the City Manager to incorporate into the ordinance within the next seven days, and take the new language to the Development Committee for review, and return it to the Council for discussion; commented on giving residents additional opportunities to review the ordinance and encouraged residents to email the Council their concerns. Council concurred with Mayor Smyth's suggestions. No motion was required.

<b>RESULT:</b>	<b>RECEIVED</b>
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**ADJOURNMENT**

Mayor Smyth adjourned the meeting at 8:41 p.m. in memory of Sophia Bella Cano Reveles.

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MAYOR

ATTEST:

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CITY CLERK