CITY COUNCIL AGENDA

TUESDAY, SEPTEMBER 23, 2025

CLOSED SESSION – 4:00 P.M.
REGULAR MEETING - 5:00 P.M.

WRIGHT EVENT CENTER – 57 DAY ROAD, VENTURA, CA 93003

DR. JEANNETTE SÁNCHEZ-PALACIOS, MAYOR
Councilmembers:

DISTRICT 1 – LIZ CAMPOS
DISTRICT 2 – DOUG HALTER, DEPUTY MAYOR
DISTRICT 3 – RYYN SCHUMACHER
DISTRICT 5 – BILL MCREYNOLDS
DISTRICT 6 – JIM DURAN
DISTRICT 7 – ALEX MANGONE

Bill Ayub	Javan N. Rad	Michael B. MacDonald
City Manager	City Attorney	City Clerk

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

Live broadcasts of City Council meetings are available on Cable TV (Channel 15) and via internet accessible video stream at https://www.cityofventura.ca.gov/718/Videos or on YouTube at https://www.YouTube.com/cityofventura/live.

To access the meeting remotely use this URL: https://us02web.zoom.us/j/84095569075. To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial ***1-669-900-6833 or 1-833-568-8864 (Toll Free)*** *and enter* ***Meeting ID: 840 9556 9075.*** *To provide public comment, Press *9 and wait to be recognized by the City Clerk.*

Please be mindful that the meeting will be recorded, and all rules of procedure and decorum apply for in-person attendees and those participating virtually.

To submit written comments (up to 1,000 characters) for the City Council's consideration and inclusion in the public records, email cityclerk@cityofventura.ca.gov *by 3:00 p.m. on the meeting date, or by using the public comment form at* www.cityofventura.ca.gov/publicinput. *Please include the Agenda Item Number in the subject.*

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Michael B. MacDonald, City Clerk, (805) 658-4787. The City Council may take action related to any subject listed on the Agenda. Meetings will adjourn at 10:00 p.m. Any items outstanding at that time will be deferred until the next regularly scheduled meeting.

CALL TO ORDER – CLOSED SESSION – 4:00 p.m.

ROLL CALL

PUBLIC COMMUNICATIONS: *Public comments on Closed Session Items only.*

CLOSED SESSION: ***Teleconference/Video Conference Meeting.*** *The Public may not participate in the Closed Session, other than for Public Comments.*

1. **CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**
   National Opioid Litigation – Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus ("Secondary Manufacturers")
   United States District Court case no. 1:17-MD-2804
   Authority: Government Code Section 54956.9(d)(1)

2. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
   Consideration of Initiation of Litigation: One Case
   Authority: Government Code Section 54956.9(d)(4)

3. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
   Property: Harbor Parking Structure, APN 073-0-252-065: 330 S California St, 364 S. California St. 500 Harbor Blvd.; Parking lot from structure to Pier, APN 073-0-280-210, no physical address (excluding Pier and Pier businesses at 668 Harbor Blvd.)
   Agency Negotiators: Bill Ayub, Carlene Saxton, Meredith Hart
   Negotiating Parties:
   C Street Crew, Timothy L. O'Byrne, President & CEO
   San Buena Ventura City Beach Resort, Richard Gemigniani, Chief Operating Officer
   Sonnenblick Development LLC, Robert Sonnenblick Chairman
   Under Negotiation: Price and terms of payment
   Authority: Government Code Section 54956.8

4. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
   Title: City Attorney
   Authority: Government Code Section 54957

ADJOURNMENT: *Adjourn to Regular Meeting.*

CALL TO ORDER – REGULAR SESSION – 5:00 p.m *The regular meetings of the San Buenaventura (Ventura) City Council also serve as regular meetings of the Successor Agency, Public Facilities Financing Authority, and the San Buenaventura Parking Authority when items are listed on the agenda.*

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

- Art Walk Presentation

CLOSED SESSION REPORT

CITY COUNCIL COMMUNICATIONS: *Per Government Code Section 54954.2(a)(2), the Council Communications section of the agenda provides City Council the opportunity to ask a question for clarification, make a brief announcement, or make a brief report on their own activities.*

CITY MANAGER COMMUNICATIONS

PUBLIC COMMUNICATIONS: *In compliance with Government Code Section 54954.3, Public Communications is that portion of Council meetings set aside for members of the public to address City Council on items of any City business other than scheduled agenda items. Comments are limited to items within the subject matter jurisdiction of the City and are limited to no more than three (3) minutes. Per the City Council Protocols, this initial period for general public communications will be limited to twenty (20) speakers. If there are ten (10) or fewer speakers, each speaker will have three (3) minutes to speak; if there are more than ten (10) speakers, each speaker will have two (2) minutes to speak. Speakers may not cede their time to another speaker. City Council cannot act on any items not on the agenda.*

CONSENT ITEMS: *Matters appearing on the Consent Items are expected to be non-controversial and will be acted upon by City Council at one time without discussion unless a Councilmember, City Staff, or a member of the public requests an opportunity to address an item. Items removed from the Consent Calendar will be discussed at the beginning of the Formal Items. Approval by the City Council of Consent Items means the recommendation of Staff is approved along with the terms and conditions described in the Administrative Report.*

1. **City Council Minutes – Regular Meetings held on August 19, 2025, and August 26, 2025**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

Approve City Council Minutes for Regular Meetings held on August 19, 2025, and August 26, 2025.

2. **Appointments Recommendation Committee Appointments to the Water Commission, Housing Authority Board, and the Arts & Culture Commission**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

a. Reappoint Michael Salvage and appoint Arne Anselm to the Water Commission to a two-year term ending on September 10, 2027.

b. Reappoint Diana Sparagna and John Polansky to the Housing Authority Board for a four-year term ending on October 15, 2029.

c. Appoint Rafael Perea de la Cabada to the Arts & Culture Commission to fill an unscheduled vacancy beginning September 17, 2025 for the remainder of the term ending on June 30, 2026.

3. Professional Services Agreement with the Housing Rights Center for Property Owner and Tenant Counseling, Legal and Mediation Services

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Approve and authorize the Housing Rights Center to provide property owner and tenant counseling, limited legal and eviction prevention services, mediation services, educational outreach and workshops, and fair housing services for City of Ventura residents.

b. Approve and authorize the City Manager, or designee, to execute a Professional Services Agreement with the Housing Rights Center in the amount of $578,529 for an initial 34-month contract with the ability to extend for an additional two years at $204,187 per year, with an increase for Consumer Price Index increases starting in the second extension year (fifth contract year).

4. Professional Services Agreement with the Ventura County Community Foundation for a Donor-Advised Know Your Rights Fund

Staff: Bill Ayub, City Manager

RECOMMENDATION

a. Approve and authorize the City Manager, or designee, to execute a Professional Services Agreement for $175,000 with the Ventura County Community Foundation for the period of September 16, 2025 to January 31, 2029 to provide immigration rights services through a “Know Your Rights” Fund contributing $50,000 annually for the first three years and $25,000 for the final year.

b. Designate the City of Ventura as an official partner of Ventura County Community Foundation’s Neighbors Support Fund.

5. **Second Amendment to Management Agreement 2020-034 with Kemper Sports Management Inc. for the Operation of Buenaventura and Olivas Links Golf Courses**

Staff: Stacey Zarazua, Parks and Recreation Director

RECOMMENDATION

Approve and authorize the City Manager, or designee, to execute a Second Amendment to Management Agreement 2020-034 with Kemper Sports Management, Inc. to clarify ambiguity in the contract language. Specifically revising Section 7.1, "Management Fee," clarifying annual compensation increases for Key Employees and to increase the Agreement by $284,116 for a new not-to-exceed amount of $4,868,050.

6. **Fifth Amendment to Professional Services Agreement 2018-003 with David Evans & Associates and Ninth Amendment to Professional Services Agreement 2018-004 with Galvin Preservation Associates, Inc. for US 101-Oak Street Off-Ramp Project (ST13-1072)**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Approve and authorize the City Manager, or designee, to execute the Fifth Amendment to Professional Services Agreement 2018-003 with David Evans and Associates for the US 101-Oak Street Off-Ramp Project in the amount of $38,330 for a new contract total of $386,993 and a contract completion date of August 31, 2026

b. Approve and authorize the City Manager, or designee, to execute the Ninth Amendment to Professional Services Agreement 2018-004 with Galvin Preservation Associates, Inc. for the US 101-Oak Street Off-Ramp Project in the amount of $47,805 for a new contract total of $592,353 and a contract completion date of August 31, 2026.

c. Authorize an increase to the Fiscal Year 2025-2026 budget in the amount of $86,135 from Gas Tax and Authorize the Finance Department to assign increased budget appropriation and revenues to the proper project(s) and account(s).

7. **Fourth Amendment to General Services Agreement 2021-068 with Specialized Pavement Marking, LLC for Citywide Traffic Striping Maintenance**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Approve and authorize the City Manager, or designee, to execute the Fourth Amendment to General Services Agreement 2021-068 with Specialized Pavement Marking, LLC for citywide traffic striping maintenance in the amount of $119,385, for a new not-to-exceed contract amount of $944,385 cumulatively, allowing for an additional $185,000 in expenditures for the remainder of the contract.

8. **Sixth Amendment to General Services Agreement P2022-080 with Next Level Elevator for Elevator Repair and Maintenance Services**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Approve and authorize the City Manager, or designee, to execute the Sixth Amendment to the General Services Agreement P2022-080 with Next Level Elevator for elevator repair and maintenance services in the amount of $143,550 for a new contract total cost not-to-exceed $627,720.

9. **Resolution Authorizing the Submittal of Application for All CalRecycle Grant and Payment Programs**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Adopt a Resolution authorizing the City Manager, or designee, to apply for and accept grant and payment funds from the Department of Resources Recycling and Recovery for the purpose of funding various Public Works Environmental Sustainability Programs.

b. Authorize the City Manager, or designee, to act as agent for the City to conduct all negotiations and execute and submit all documents, including without limitation, applications, agreements, amendments, and billing statements that may be necessary to accept and implement grant or payment programs.

CONSENT ITEMS (CONTINUED)

10. **Increase in Emergency Purchase Order 0003576 with Rain for Rent for the Continuation of Operation of an Emergency Bypass Pumping**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Approve an increase to the Emergency Purchase Order #0003576 with Rain for Rent by $500,000 for the continuation of operation of an emergency bypass pumping for a new not to exceed amount of $2,221,670.11.

b. Authorize an appropriations increase from the general fund emergency reserve in the Disaster Recovery Fund (Fund 1090).

PUBLIC HEARING ITEMS:

Staff shall introduce the public hearing item and present their report to Council. Councilmembers may ask questions of staff if they desire. Any member of the public may speak or present evidence, after submitting a speaker card and being recognized by the Mayor. All rules of decorum apply during Public Hearings. Each member of the Council shall verbally disclose all ex parte communications concerning the subject of the hearing.

11. **Resolution to Adopt Updated Inclusionary Housing Program In-Lieu Fee Amounts for Fiscal Year 2025-2026 and a Revised Schedule of In-Lieu Fees**

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Adopt updated Inclusionary Housing Program In-Lieu Fee amounts for FY 2025-2026 to reflect an increase of 1.92% per square-foot for for-sale projects and an increase of 2.85% per square-foot for rental projects.

b. Adopt a Resolution of the City Council of the City of San Buenaventura, California, adopting a revised schedule of In-Lieu Fees pursuant to City of San Buenaventura Municipal Code Title 24, Affordable Housing Regulations.

FORMAL ITEMS: *The public may comment on each item listed on the agenda for Formal Items as the item is taken up. Formal Items may be reordered at the discretion of the Chair. The public may speak up to three (3) minutes on each agenda item. If there are 21 or more speakers, the time will be reduced to two (2) minutes.*

12. Analysis of Potential Impact on Rates Due to Theoretical Sale of the Water Department

Staff: Bill Ayub, City Manager

RECOMMENDATION

Receive this written report and a presentation pertaining to the City Council's request for Staff to provide information on the potential sale of the Water Department and whether that would result in water customer rates being any less than those projected in the ongoing five-year rate study process.

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ADJOURNMENT: *Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk's Office at 501 Poli Street, Room 204, Ventura, CA 93001. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.*

In compliance with the American with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at (805) 658-4787 or the California Relay Service at 711. Notification 72 hours prior will enable the City to make reasonable arrangements for accessibility to this meeting. AP&P 6.04, accessible at the link below, explains procedures for receiving and resolving requests for accommodation to participate in or conduct this meeting.

https://www.cityofventura.ca.gov/DocumentCenter/View/43474/APP-604-21225

Live Spanish interpretation will be available. No advanced request for interpretation services required.

La traducción al español estará disponible en vivo. No es necesario solicitar la traducción al español anticipadamente.

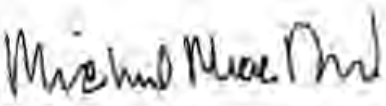
Administrative Reports relating to this agenda are available on the City's website – https://www.cityofventura.ca.gov/AgendaCenter.

Resource Items for the Public:

- City Council Protocols (which includes Rules of Decorum for the Public)
- City Council Goals 2025-2026
- Budget Principles 2021-2022
- City Charter/Municipal Code

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This agenda was posted on Wednesday, September 17, 2025 at 5:00 p.m.. in the City Clerk's Office, on the City Hall Public Notices Board and on the internet.



Michael B. MacDonald, CMC
City Clerk
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