CITY COUNCIL AGENDA

TUESDAY, SEPTEMBER 22, 2026

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

CITY COUNCIL CHAMBERS – CITY HALL - 501 POLI STREET, VENTURA, CA 93001

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, City Manager Javan N. Rad, City Attorney Michael B. MacDonald, City Clerk

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

The City of Ventura acknowledges that we are gathered on unceded Chumash land. To read the City Council–adopted Chumash Land Acknowledgment in full, please visit: Chumash Land Acknowledgment | Ventura, CA.

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 a 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.*

Translated closed captions are available through Zoom for both in-person and virtual participants. In-person attendees may access translated captions by joining the Zoom meeting on a personal mobile device. Requests for live, two-way interpretation must be submitted by Wednesday prior to the meeting to allow sufficient time to arrange an interpreter.

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 Ralph M. Brown Act (Government Code § 54950 et seq.). Members of the public are welcome to attend and participate in the meeting. Questions regarding the meeting or agenda may be directed to Michael MacDonald, City Clerk, at (805) 658-4787. The City Council may take action on any item listed on the agenda. Meetings are generally scheduled to adjourn by 10:00 p.m. Any remaining agenda items may be continued to the next regularly scheduled meeting or another date as determined by the City Council.

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**
   Name of Case: Linda Thompson v. City of Ventura, et al.
   Ventura County Superior Court Case No. 2025CUPO043879
   Authority: Government Code Section 54956.9(d)(1)

2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Name of Case: Santa Barbara Channelkeeper v. State Water Resources Control Board and City of San Buenaventura
   Los Angeles County Superior Court Case No.: 19STCP01176 (previously San Francisco County Superior Court Case No.: CPF-14-513875)
   Authority: Government Code Section 54956.9(d)(1)

3. **CONFERENCE WITH LABOR NEGOTIATORS**
   City Negotiators: Bill Ayub, City Manager; Valerie Barroso, Human Resources Director
   Employee Organizations:
   a. Ventura Fire Management Association (VFMA)
   b. Ventura City Firefighters' Association (VCFA)
   Authority: Government Code Section 54957.6

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:

- Community Wildfire Protection Plan Presentation
- ArtWalk Ventura Presentation
- National Latino Heritage Month Proclamation

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, with priority given to in-person speakers over virtual 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. **Second Amendment to Legal Services Agreement 2026-162 with Best Best & Krieger, LLP for Representation of the City in *Carola L. Buhay v. City of San Buenaventura, Ventura Housing Authority***

Staff: Javan N. Rad, City Attorney

RECOMMENDATION

Authorize the City Attorney to enter into an amendment to Legal Services Agreement 2026-162 with the law firm of Best Best & Krieger, LLP, to increase the not-to-exceed amount to $120,000 (an increase of $20,000), to continue representation of the City in the matter of *Carola L. Buhay v. City of San Buenaventura.*

2. **First Amendment to Legal Services Agreement 2025-139 with the Law Firm of Engle Carobini, APLC, in the Case of *Irvin Arthur Hansen III v. City of San Buenaventura, et al***

Staff: Javan N. Rad, City Attorney

RECOMMENDATION

Authorize the City Attorney to enter into the First Amendment to Legal Services Agreement 2025-139 with the law firm of Engle Carobini, APLC, to increase the not to exceed amount to $150,150 (an increase of $90,150), to continue representation of the City in the *Irvin Arthur Hansen III v. City of San Buenaventura, et al.*, litigation.

3. **Third Amendment to Legal Services Agreement P2024-062 with Burke, Williams & Sorenson, LLP for Representation of the City in *Johnson v. City of San Buenaventura***

Staff: Javan N. Rad, City Attorney

RECOMMENDATION

Authorize the City Attorney to enter into the Third Amendment to Legal Services Agreement P2024-062 with Burke, Williams & Sorenson, LLP to increase the compensation to an amount not to exceed $225,000 (increase of $45,000), to continue representation of the City in *Johnson v. City of San Buenaventura*.

4. **Fifteenth Amendment to Legal Services Agreement 100003210 with the Law Firm of Best, Best & Krieger, LLP for the Case *Santa Barbara Channelkeeper v. State Water Resources Control Board and the City of San Buenaventura***

Staff: Javan N. Rad, City Attorney

RECOMMENDATION

Authorize the City Attorney to enter into the Fifteenth Amendment to Agreement 100003210 with the law firm of Best, Best and Krieger, LLP to increase the not to exceed amount to $9,778,000 (an increase of $400,000) to continue representation of the City in the litigation matter of *Santa Barbara Channelkeeper v. State Water Resources Control Board and the City of San Buenaventura*, Los Angeles County Superior Court Case No. 19STCP01176 (formerly San Francisco County Superior Court Case No. CPF-14-513875), and related matters.

CONSENT ITEMS (CONTINUED)

5. **City Council Minutes – Regular Meetings held on August 18, 2026 and August 25, 2026**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

Approve City Council Minutes for Regular Meetings held on August 18, 2026 and August 25, 2026.

6. **Ordinance for Second Reading - Ordinance Authorizing Attorney's Fees in Nuisance Abatement Actions**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

Waive the second reading in full and adopt an Ordinance amending San Buenaventura Municipal Code to add Chapter 1.350, "Public Nuisance," to allow for recovery of attorney's fees litigation initiated by the City. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, ADDING CHAPTER 1.350, "PUBLIC NUISANCE," TO TITLE 1 OF THE SAN BUENAVENTURA MUNICIPAL CODE TO PROVIDE FOR ENHANCED ENFORCEMENT REMEDIES AND RECOVERY OF ATTORNEY'S FEES IN NUISANCE ABATEMENT ACTIONS"

7. **Resolution to Provide City Event Support Services for X Games League Ventura**

Staff: Bill Ayub, City Manager

RECOMMENDATION

a. Adopt a Resolution providing City event support services for X Games League Ventura 2027 and 2028 in an amount not to exceed $250,000 per year.

b. Authorize the City Manager, or designee, to execute documents necessary to X Games event support and related services on behalf of the City, including an agreement for X Games to fully compensate the City for supplemental law enforcement services.

c. Authorize the Finance Department to make appropriation adjustments, if necessary, to provide for the proper accounting and reporting of X Games costs.

8. Professional Services Agreement PW26-1237 with Pacific Coast Land Design, Inc. for Design Services for the Camino Real Park – Rebuild Tennis Courts Project (PM04-1019)

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute Professional Services Agreement PW26-1237 with Pacific Coast Land Design, Inc. in the amount of $295,722 with a contract completion date of September 30, 2027.

b. Authorize the City Manager, or designee, to execute future amendments to Professional Services Agreement PW26-1237 up to a total maximum contingency of $44,358 for a total not-to-exceed Agreement amount of $340,080.

9. First Amendment to General Services Agreement 2025-74 with Sam Hill and Sons, Inc. to Increase the Not-to-Exceed Amount for Storm Drain On-Call Construction Services

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute the First Amendment to General Services Agreement 2025-74 with Sam Hill and Sons, Inc. to increase the Agreement amount by $1,280,000 for a new total not to exceed amount of $1,580,000.

b. Authorize the City Manager, or designee, to execute subsequent amendments to exercise two optional one-year extensions upon the expiration of the three-year initial term expiring on June 30, 2028.

10. **License Agreement for the Pierpont Community Council to Install and Maintain Potted Plants within the Public Right-of-Way of South Seaward Avenue**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute a License Agreement with the Pierpont Community Council for the installation and maintenance of potted plants within the public right-of-way along South Seaward Avenue.

11. **Renew License Agreement with Southern California Edison for a Slope Easement on Telegraph Road Adjacent to Harmon Barranca**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the renewal and all future extensions of the License Agreement with Southern California Edison for a Slope Easement on Telegraph Road Adjacent to Harmon Barranca.

12. **Purchase Order with Consolidated Electrical Distributors, Inc. for Replacement Programmable Logic Controller Equipment**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute a Purchase Order with Consolidated Electrical Distributors, Inc. for the replacement Programmable Control Logic Equipment for $356,315 with a term ending June 30, 2027.

b. Authorize the City Manager, or designee, to approve change orders up to $35,631, for a total not-to-exceed amount of $391,946.

13. **U.S Department of Housing and Urban Development Funding for the City of Ventura's State Water Interconnection Project**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

This item is for information only. No action is required.

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.

14. **Ordinance to Amend the Local Coastal Program Implementation Plan and Citywide Public Notice Code**

Staff: Maruja Clensay, Interim Community Development Director

RECOMMENDATION

a. Conduct a Public hearing.

b. Introduce and waive the first reading of an Ordinance amending the Local Coastal Implementation Plan and San Buenaventura Municipal Code and set the second reading and adoption of the Ordinance at the City Council meeting where adequate notice can be provided. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING THE LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN AND SAN BUENAVENTURA MUNICIPAL CODE GOVERNING PUBLIC NOTICING REQUIREMENTS"

c. Find that the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Commonsense Exemption, because it can be seen with certainty that there is no possibility the amendments may have a significant effect on the environment. The Ordinance is administrative and procedural in nature and is limited to revisions governing public noticing requirements. The Ordinance does not alter land use designations, development standards, allowable uses, or the intensity of development permitted within the City. Accordingly, the amendments will not result in a direct or reasonably foreseeable indirect physical change to the environment.

d. Authorize staff to initiate a Local Coastal Program Amendment with the California Coastal Commission to certify Section 24.105.300 (Streamlining Procedures), 24.515.100 (Coastal Permit Procedure: Notice and Hearing), and Chapter 24.560.

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.

15. Ordinance to Allow Targeted Table Expansion for Licensed Card Rooms, Second Amendment to Agreement 2021-084 for Payment of Fees in Lieu of Taxes, Players Casino Transfer of Ownership

Staff: Bill Ayub, City Manager

RECOMMENDATION

a. Introduce and waive the first reading of an Ordinance amending San Buenaventura Municipal Code Section 10.750.430 to allow for targeted table expansion for cardrooms to a total of 29 tables and schedule the second reading and adoption of the Ordinance for the next date upon which adequate notice can be provided. Ordinance titled:

   "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING SECTION 10.750.430 OF THE SAN BUENAVENTURA MUNICIPAL CODE RELATING TO AUTHORIZED ADDITIONAL CARD TABLES AT LICENSED CARD ROOMS"

b. Find that adoption of the Ordinance is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) because it merely implements a regulatory process that will not foreseeably result in any physical activities.

c. Authorize the City Manager, or designee, to execute the cardroom tables expansion and to execute any additional documents that may be needed.

d. Approve the Second Amendment to Agreement 2021-084 for Payment of Fees in Lieu of Taxes Between the City of San Buenaventura and the Players Casino.

e. Approve Players Casino ownership transfer from Monica Donohoo to Marina Martinez.

16. Flock Safety Automated License Plate Reader Program Overview

Staff: David Dickey, Chief of Police

RECOMMENDATION

This item is for information only. No action is required.

17. Short-Term Vacation Rental Parking Requirements Background and Discussion

Staff: Javan N. Rad, City Attorney

RECOMMENDATION

This item is for information only. No action is required.

ITEMS FOR FUTURE AGENDAS: Policy Considerations may be submitted by two Councilmembers jointly on Items for Future Agendas. Policy Considerations are to request that the City Council direct "staff to report back to the body at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda," as allowed by Government Code Section 54954.2(a)(3).

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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

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 Strategic Priorities
- City Charter

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