CITY COUNCIL AGENDA

TUESDAY, DECEMBER 9, 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.

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 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 – ANTICIPATED LITIGATION**
   Significant Exposure to Litigation: One Case
   Authority: Government Code Section 54956.9(d)(2)

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:

- World AIDS Day 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 members with the opportunity to ask questions for clarification, make brief announcements, or deliver brief reports on their own activities, and pursuant to Government Code Section 53232.3(d), Councilmembers will also provide a brief report on meetings attended at the expense of the local agency.*

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. **Eighth Amendment to Legal Services Agreement P2022-122 with Liebert Cassidy Whitmore for Labor and Employee Relations Services**

   Staff: Javan N. Rad, City Attorney

   RECOMMENDATION

   Authorize the City Attorney to enter into an Eighth Amendment to Legal Services Agreement P2022-122 with the law firm of Liebert Cassidy Whitmore to extend the Agreement term for two years, through December 31, 2027, and increase the not-to-exceed amount to $300,000.

2. **2026 General Election Expenditure Ceiling and Contribution Limits**

   Staff: Michael MacDonald, City Clerk

   RECOMMENDATION

   Adopt the 2026 General Election Expenditure Ceiling of $55,000 and establish the limit to single source contributions to $425 for a City Council candidate accepting the voluntary expenditure limit and $225 for a candidate that declines the limit per San Buenaventura Municipal Code 2.215.

3. **Second Amendment to Professional Services Agreement 2021-031 with John Kaliski Architects, Inc. For Objective Design Standards Services**

   Staff: Rachel Dimond, Community Development Director

   RECOMMENDATION

   Authorize the City Manager, or designee, to execute the Second Amendment to Professional Services Agreement 2021-031 with John Kaliski Architects, Inc.to prepare a written and illustrated citywide planning overlay of measurable and quantifiable design standards for commercial, mixed-use, and multifamily zoning districts to be incorporated into the City's zoning Ordinance, increasing the total agreement amount by $112,300 for a new not-to-exceed amount of $172,300, and extend the end term of the agreement to December 31, 2026.

4. **First Amendment to Fee Agreement 2021-084 with the Players Casino Modifying the Open and Operating Date to December 31, 2026**

Staff: Bill Ayub, City Manager

RECOMMENDATION

Authorize the City Manager, or designee, to execute the First Amendment to Fee Agreement 2021-084 for the Payment in Lieu of Taxes with the Players Casino modifying the open and operating date to December 31, 2026.

5. **Fourth Amendment to Professional Services Agreement 2022-025 with Park Consulting Group, Inc. for EnerGov System Enhancements**

Staff: Mike Shaffer, Chief Technology Officer

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute the Fourth Amendment to Professional Services Agreement 2022-025 with Park Consulting Group, Inc. for EnerGov system enhancement services to increase the compensation by $213,000 to an amount not-to-exceed $652,500 and extend the agreement to December 31, 2028.

b. Authorize the City Manager, or designee, to authorize in writing the use of an additional $21,300 in contingency funds increasing the total not-to-exceed Agreement amount to $673,800.

6. **Reciprocal Easement Agreement with Ventura Land Trust on the Mariano Ranch Preserve at 3200 Hall Canyon Road**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Determine that entering into the Reciprocal Easement with the Ventura Land Trust qualifies under the common-sense exemption (CEQA Guidelines § 15061(b)(3)); existing facilities categorical exemption (§ 15301(c)); and open space contracts or easement categorical exemption (§ 15317).

b. Authorize the City Manager, or designee, to execute the Reciprocal Easement Agreement with Ventura Land Trust on the Mariano Ranch Preserve at 3200 Hall Canyon Road for continued use of the private Hall Canyon Road.

7. Third Amendment to Lease Agreement 2019-083 with The Trade Desk, Inc for Continued Use of the Fourth and Fifth Floors of 505 Poli Street

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute the Third Amendment to Lease Agreement 2019-083 with The Trade Desk, Inc. for the continued use of the Fourth and Fifth floors of 505 Poli Street through December 31, 2030, consistent with the negotiated terms.

b. Approve payment of the brokerage fees associated with the lease extension to Trade Desk's broker, in the amount of $71,749, to be paid after the first year of the extended lease term and after the City has collected rent revenues exceeding the total brokerage fee amount.

8. Resolution Approving the First Amendment to the Fiscal Year 2026-2030 Capital Improvement Program to add 2026 Bridge Preventative Maintenance Program (ST26-1277) and Approve Professional Services Agreement PW26-1195 with TY Lin International to Prepare the Bridge Preventative Maintenance Plan

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Adopt a Resolution amending the FY 2026 - 2030 Capital Improvement Program adding project ST26-1277.

b. Authorize the City Manager, or designee, to execute the First Amendment to the Fiscal Year 2026-2030 Capital Improvement Program Project List to Add 2026 Bridge Preventative Maintenance Program (ST26-1277).

c. Authorize the City Manager, or designee, to execute subject Agreement with TY Lin International in the amount of $203,403 with a contract completion date of May 2026.

d. Authorize the City Manager, or designee, to execute future amendments to subject Agreement up to a total maximum contingency of $20,340 for a total not-to-exceed Agreement amount of $223,743 and a total time extension of 180 calendar days.

9. Emergency Response for the November 25-26, 2025 "*Do Not Use*" Drinking Water Order Related to Results of Testing at Pierpont Blvd. and Monmouth Way

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Receive and file the report.

b. Authorize an appropriations increase of $200,000 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.*

10. Public Hearing for Proposed Water and Wastewater Rates for Fiscal Year Ending 2027 to Fiscal Year Ending 2031

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Conduct a public hearing to consider five-year water, wastewater, and water shortage surcharge rate increases and rate structure changes to be effective July 1, 2026, July 1, 2027, July 1, 2028, July 1, 2029, and July 1, 2030.

b. Introduce and waive the first reading of the proposed Ordinance to adjust utility rates by amending Title 22, "Public Utilities," of the San Buenaventura Municipal Code relating to water, water shortage surcharge, and wastewater service rates and charges, titled as follows:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING TITLE 22, "PUBLIC UTILITIES," OF THE SAN BUENAVENTURA MUNICIPAL CODE TO ADJUST WATER, WATER SHORTAGE SURCHARGE, AND WASTEWATER SERVICE RATES AND CHARGES"

c. Determine that the enactment of this Ordinance is exempt under Sections 15273 and 15308 of the State California Environmental Quality Act Guidelines since these actions merely implement ratemaking necessary to ensure the costs and expenses of the water and wastewater enterprises are paid for at the time incurred to meeting operating expenses, meeting financial reserve needs, and obtaining funds for capital projects necessary to maintain service within existing service areas, and therefore, this Ordinance does not have the potential to result in significant effects on the environment.

d. Set the proposed Ordinance for a second reading and adoption at the next City Council meeting upon which adequate notice can be provided.

e. Direct staff to conduct a rate check-in with the Water Commission in 2028, as recommended by the Water Commission.

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.*

11. Proposed Ordinance Amending Chapter 2.215 of the San Buenaventura Municipal Code Relating to Campaign Contributions, Expenditures, and Officeholder Accounts

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

a. Introduce and waive the first reading of an Ordinance updating the Campaign Reform Act in the San Buenaventura Municipal Code, by no less than five affirmative votes and a finding that the Ordinance is consistent with and in furtherance of the purposes of the San Buenaventura Campaign Reform Act. Ordinance titled:

"AN ORDINANCE OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 2.215 OF THE SAN BUENAVENTURA MUNICIPAL CODE REGARDING CAMPAIGN CONTRIBUTIONS, EXPENDITURES, AND OFFICEHOLDER ACCOUNTS"

b. Direct staff to return with the second reading and adoption of the Ordinance on the next date upon which notice can be provided.

FORMAL ITEMS (CONTINUED)

12. **Downtown Parking Utilization and Occupancy Study Results and Downtown Parking Improvements Project**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Receive and file the Downtown Parking Utilization and Occupancy Study Results.

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

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 Strategic Priorities
- Budget Principles
- City Charter/Municipal Code

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