REVISED CITY COUNCIL AGENDA
REORDER ITEMS 5 & 6 ON FEBRUARY 26, 2026
ADDED PUBLIC NOTICE 8A ON FEBRUARY 26, 2026

TUESDAY, MARCH 3, 2026

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 – EXISTING LITIGATION**
   Name of Case: Fekkes v. City of San Buenaventura, et al.
   Ventura County Superior Court Case No. 2025CUOR051568
   Authority: Government Code Section 54956.9(d)(1)

2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Name of Case: Gregory, Debra Tiesi v. City of Ventura, et al.
   Ventura County Superior Court Case No. 2025CUPO045684
   Authority: Government Code Section 54956.9(d)(1)

3. **CONFERENCE WITH REAL PROPERTY NEGOTIATIORS**
   Property: 2.43 acre vacant parcel on King Drive, Ventura, California (APN 138-0-230-700)
   Agency Negotiators: Bill Ayub, Carlene Saxton, Gina Dorrington
   Negotiating Parties: Nancy Gregory, Agent for 6200 Leland Street, LLC
   Under Negotiation: Price and terms of payment
   Authority: Government Code Section 54956.8

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

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:

- Ventura Unified School District Update
- Ventura Cougars Football Recognition

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. **Amendment to Community Development Block Grant (CDBG-CV) Rental Assistance Program**

   Staff: Rachel Dimond, Community Development Director

   RECOMMENDATION

   Adopt Amended Rental Assistance Program Policies and Procedures that will allow the City to provide qualified tenants financial assistance equal to up to three months rent, in addition to deposits, utility assistance, and other funds to support stable housing.

2. **Final Acceptance of Public Improvements – Tract No. 5883-2 - Public Improvements Maintenance and Access Agreement with the Housing Authority for the Public Improvements Associated with Phase 2 of the Westview Village Project**

   Staff: Charles W. Ebeling, Public Works Director

   RECOMMENDATION

   a. Accept the public improvements associated with Tract No. 5883-2.

b. Release the developer from the "Agreement to Construct Improvements".

c. Authorize the City Clerk to release the grading bonds, 90% of the faithful performance bonds, and 100% of the survey monuments bonds.

d. Authorize the City Clerk to release the labor and materials bonds a minimum of 90 days from the date of final acceptance.

e. Authorize the City Manager, or designee, to execute the Public Improvements Maintenance and Access Agreement with the Housing Authority for the public improvements associated with Phase 2 of the Westview Village Project.

3. First Amendment to Lease Agreement 80-58 for Continued City Hall and Public Parking at 462 Poli Street

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the First Amendment to Lease Agreement 80-58 with Mr. Sajad Khosh for the continued use of the privately owned parking lot located at 462 Poli Street for City Hall and public parking, at a monthly rental rate of $2,500 with a 3% annual escalation, funded by the Parking Fund.

4. Professional Services Agreement with ERS Industrial Services for Ventura Water Reclamation Facility Mixed-Media Filter Rehabilitation Project

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute a Professional Services Agreement with ERS Industrial Services, Inc. for the rehabilitation of Tertiary Mixed-Media Filter #5 at the Ventura Water Reclamation Facility for a contract amount of $442,940 and contingency amount of $44,294 for not-to-exceed total of $487,234.

b. Authorize the City Manager, or designee, to execute amendments to the Professional Service Agreement during the total duration of the contract, pursuant to Section 4.600.200 of the Municipal Code in an amount not-to-exceed $44,294 in contingency funds.

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.*

5. **Project Status Update and Authorization of Additional Funding for Construction Contract PW25-1143 with C.A. Rasmussen, Inc. for Capital Project – Surfers Point Managed Retreat Phase 2**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Receive the project status update for the Surfers Point Managed Retreat Phase 2 Project.

b. Authorize an additional $1.5 million in funding for Construction Contract PW25-1143 with C.A. Rasmussen, Inc. for the Surfers Point Managed Retreat Phase 2 Project to address cumulative construction change orders associated with unforeseen field conditions that exceed the previously authorized contingency.

c. Approve any related budget adjustments necessary to complete the project.

6. **Fiscal Year 2027 Annual Workplan to Support Strategic Priorities**

Staff: Bill Ayub, City Manager

RECOMMENDATION

Receive and provide feedback on the Fiscal Year 2027 Annual Workplan. No action required.

7. **Discussion of Potential Charter Amendments for the 2026 General Municipal Election**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

This item is presented for information only, but the Council could provide staff direction for future agenda items, if desired.

8. PUBLIC NOTICES: *Items listed under Public Notices are a matter of public record only. These items do not require City Council action.*

8A. Public Notice – Submittal of Final Map for Track No. 5913

This serves as Public Notice that the City Engineer has received the subdivision final map for the project described below in accordance with Sectio 26.100.220 of the City of San Buenaventura Municipal Code. See site vicinity map attached.

Location:	25-acre parcel 1,000 feet south of Telephone Road and east of the terminus of North Bank Drive
Tract Number:	5913
Developer:	Northbank Residential Development, LLC.
Description:	123 single family residents, 30 condominium triplex/quadplex residences and 40 courtyard apartments

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).*

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, speakers may not cede their time to another speaker. If a person speaks during the first general public communications period, they do not have an opportunity to speak again during this second period, even if their time was shortened to two (2) minutes during the first period. City Council cannot act on any items not on the agenda.*

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 2025-2026
- Budget Principles 2021-2022
- City Charter/Municipal Code

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