CITY COUNCIL AGENDA

TUESDAY, AUGUST 18, 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: Morning Star Langdon v. City of Ventura, et al.
   Ventura County Superior Court Case No. 2026CUPP062105
   Authority: Government Code Section 54956.9(d)(1)

2. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
   Significant Exposure to Litigation: One Case
   (claim for damages no. 4889 from Susan Vinson)
   Authority: Government Code Section 54956.9(d)(2)

3. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
   Significant Exposure to Litigation: One Case
   (workers compensation claim no. 20018226 from Darin Schindler)
   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:

- United Water Conservation District 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, 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. **Designation of Voting Delegate – 2026 Cal Cities General Assembly**

   Staff: Michael MacDonald, City Clerk

   RECOMMENDATION

   Appoint City Councilmember Liz Campos as the City's voting delegate for the 2026 Cal Cities General Assembly and may delegate up to two alternates if needed.

2. **Ordinance for Second Reading - Ordinance Implementing Housing Element Program 19: Transitional/Supportive Housing, Emergency Shelters, and Group Care Facilities**

   Staff: Michael MacDonald, City Clerk

   RECOMMENDATION

   Waive the second reading in full and adopt an Ordinance to comply with recent State housing laws related to emergency shelters, transitional housing, supportive housing, Low Barrier Navigation Centers, and group care facilities. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING TITLE 24, "ZONING REGULATIONS," OF THE SAN BUENAVENTURA MUNICIPAL CODE, THE DOWNTOWN SPECIFIC PLAN, PARKLANDS SPECIFIC PLAN, AND SATICOY & WELLS DEVELOPMENT CODE, TO ESTABLISH REGULATIONS FOR EMERGENCY SHELTERS, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, LOW BARRIER NAVIGATION CENTERS, RESIDENTIAL CARE, AND GROUP CARE; TO REPEAL THE EMERGENCY SHELTER OVERLAY ZONE; AND TO IMPLEMENT HOUSING ELEMENT PROGRAM 19"

3. Emergency Rental Assistance Program - Community Development Block Grant Program Closeout Report

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

Receive and file the report.

4. Initiate the Street Naming Process for a Portion of an Unnamed Alley from South Ash Street to South Kalorama Street, south of E. Santa Clara Street, in Memory of Ivor Davis

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

Direct staff to initiate the street naming process so that a portion of the unnamed alley south of E. Santa Clara Street, from South Ash Street to South Kalorama Street (Assessor Parcel Number 888-8-193-200) would be named in memory of Mr. Ivor Davis.

5. Memorandum of Understanding Between the City and Ventura Maintenance Employees' Association and Revised Salary Resolution for Ventura Maintenance Employees' Association

Staff: Valerie Barroso, Human Resources Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute on behalf of the City the Memorandum of Understanding between the City and Ventura Maintenance Employees' Association, effective July 1, 2026 through June 30, 2029.

b. Adopt a revised Resolution providing for a systematic classification of positions and a standardization of salaries, effective August 15, 2026, for Ventura Maintenance Employees' Association.

6. General Services Agreement 2026-90 with Interstate Striping & Signs, Inc. for Citywide Traffic Striping Maintenance

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute a General Services Agreement with Interstate Striping & Signs, Inc. for citywide traffic striping maintenance in an amount not to exceed $330,000 (or $165,000 annually) for an initial two-year term from July 1, 2026, through June 30, 2028.

b. Authorize the City Manager, or designee, to exercise the remaining three one-year options, in the amount of $165,000 per year, for a total contract amount not to exceed $825,000.

7. Third Amendment to Professional Services Agreement PW26-1193 with COM3 Consulting Inc. for Project Management Services Supporting Interim Fire Station No. 7 (FA11-1061)

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Third Amendment to Professional Services Agreement PW26-1193 with COM3 Consulting Inc. for project management services supporting Interim Fire Station No. 7 (FA11-1061) in the amount of $35,000 for a new contract total of $120,750 and a revised contract completion date of December 31, 2027.

CONSENT ITEMS (CONTINUED)

8. **Professional Services Agreement with Ardurra Group, Inc. to Update the 2023 Water Master Plan**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the City Manager, or designee, to enter into a Professional Services Agreement with Ardurra Group, Inc., to provide consultant services to update the City's 2023 Water Master Plan, term of August 18, 2026 through June 30, 2027, or a contract total amount of $85,000 for the update to the 2023 Water Master Plan.

b. Authorize the City Manager, or designee, to execute amendments to subject Agreement for up to an additional $8,500 in contingency funds.

9. **Professional Services Agreement with Carollo Engineers, Inc. to Update the 2022 Wastewater Master Plan**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the City Manager, or designee, to enter into a Professional Services Agreement with Carollo Engineers, Inc., to provide consultant services to update the City's 2022 Wastewater Master Plan, term of August 18, 2026 through June 30, 2027, for a contract total amount of $233,200 for the update to the 2022 Wastewater Master Plan.

b. Authorize the City Manager, or designee, to execute amendments to subject Agreement for up to an additional $23,320 in contingency funds.

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. **Ordinance to Amend Municipal Code for Victoria Avenue Corridor Plan and Development Code Amendments - Banking and Financial Services Drive-Through Uses**

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Conduct a Public Hearing.

b. Introduce and waive the first reading of an Ordinance amending the Victoria Avenue Corridor Development Code (Chapter 24.600) Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 24.600, "VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE," TO ALLOW BANKING AND FINANCIAL SERVICES USES TO UTILIZE EXISTING LEGALLY ESTABLISHED DRIVE-THROUGH FACILITIES AS A PERMITTED USE"

c. Set the second reading and adoption of the Ordinance at the next City Council meeting where adequate notice can be provided.

d. Find that the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that there is no possibility the Ordinance may have a significant effect on the environment, as it allows use of existing facilities and does not alter the Corridor's underlying land use designations, transect zones, development standards, building form requirements, or overall development pattern.

11. Ordinance to Amend Municipal Code for Victoria Avenue Corridor Plan and Development Code to allow General Retail Uses up to 140,000 SF as a Permitted Use in the T5.3 Zone

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Conduct a Public Hearing.

b. Introduce and waive the first reading of an Ordinance amending the Victoria Avenue Corridor Development Code (Chapter 24.600) Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 24.600, "VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE," SECTION 24.600.180, "LAND USE TABLE," TO ALLOW GENERAL RETAIL USE BETWEEN 100,000 AND 149,000 SQUARE FEET WITHIN THE URBAN CENTER ZONE (T5)

c. Set the second reading and adoption of the Ordinance at the next City Council meeting where adequate notice can be provided.

d. 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 amendments constitute limited revisions to the Victoria Avenue Corridor Development Code that modify certain use regulations within an existing commercial corridor and do not alter the Corridor's underlying land use designations, transect zones, development standards, building form requirements, or overall development pattern.

12. **Ordinance Amending Sections 16.210.070 and 16.215.030 of the Municipal Code to Support Changing of Time Limits in City-Owned Parking Lots, Allowing for Paid Parking in City-Owned Parking Lots, and Establishing a New Downtown Employee Parking Permit Program**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Conduct a Public Hearing.

b. Introduce and waive the first reading of an Ordinance amending San Buenaventura Municipal Code Sections 16.210.070 and 16.215.030 to support changing of time limits in City-owned parking lots, allowing paid parking to be implemented in City-owned parking lots, and establishing a new downtown employee parking permit program. Set the second reading at the next available meeting where notice can be given. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA AMENDING TITLE 16, SECTIONS 16.210.070, "CITY PARKING LOTS," AND 16.215.030, "PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS," TO CLARIFY THE PROCESS FOR THE ESTABLISHMENT OF REGULATIONS FOR OFF-STREET PARKING IN THE CITY, AND IMPLEMENT A PARKING PERMIT PROGRAM FOR DOWNTOWN EMPLOYEES."

c. Adopt a Resolution establishing a Downtown Employee Parking Permit Fee.

d. Find that adopting the Ordinance and Resolution is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) because the action consists merely of the adoption of procedures and/or regulations which implement an administrative process that will not foreseeably result in construction activities or other physical activities, either directly or indirectly; and that it can therefore be foreseen that the enactment of this Ordinance amendment does not have the potential to result in significant effects on the environment.

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.*

13. Amend the Compensation of the City Manager's Employment Agreement and Adopt a Revised Salary Resolution for Unrepresented Employees

Staff: Valerie Barroso, Human Resources Director

RECOMMENDATION

a. Adopt a Resolution amending the compensation and terms of the City Manager's Employment Agreement 2023-075, providing for a three percent merit increase in accordance with Section 5.A.1.d. of the Agreement.

b. Adopt a revised Resolution providing for a systematic classification of positions and a standardization of salaries, effective August 29, 2026, for certain paid officers and employees of the City (Executive, Management, Confidential and Police/Fire Recruits).

14. Arts and Culture Policy Framework, Arts and Culture Definitions, and Grant Program Redesign

Staff: Stacey Zarazua, Parks and Recreation Director

RECOMMENDATION

a. Approve the proposed Arts and Culture Policy Framework.

b. Approve the proposed definitions of "Arts" and "Culture" for use in City policies, programs, and grant-making.

c. Approve the proposed redesign and consolidation of the Cultural Funding Grant Program and Community Partnerships Grant Program into a single Community Impact Grant Program, including the proposed funding categories and eligible applicants for each category.

15. Construction Contract with AMG & Associates, Inc., Professional Services Agreement PW26-1221 with Kitchell Corporation for Construction Management and Inspection Services, and Professional Services Agreement PW26-1227 with RRM Design Group for Engineering Services During Construction for Interim Fire Station No.7 (FA11-1061)

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Waive all minor bid irregularities, authorize the City Manager, or designee, to execute subject construction Agreement with the lowest responsive and responsible bidder, AMG & Associates, Inc., in the low bid amount of $6,586,128 with a contract completion date of 350 consecutive calendar days from the Notice to Proceed.

b. Authorize the City Manager, or designee, to execute future amendments to subject construction contract Agreement up to a total maximum contingency of $987,919, which is 15% of the bid, for a total not to exceed contract amount of $7,574,047 and a total extension of 180 calendar days.

c. Authorize the City Manager, or designee, to execute Professional Services Agreement PW26-1221 with Kitchell Corporation for construction management and inspection services in the amount of $622,047 with a contract completion date of December 31, 2027.

d. Authorize the City Manager, or designee, to execute future amendments to Professional Services Agreement PW26-1221 with Kitchell Corporation up to a maximum contingency of $62,205 for a total not to exceed contract amount of $684,252.

e. Authorize the City Manager, or designee, to execute Professional Services Agreement PW26-1227 with RRM Design Group. for engineering services during construction in the amount of $86,710 with a contract completion date of December 31, 2027.

f. Authorize the City Manager, or designee to execute future amendments to Professional Services Agreement PW26-1227 with RRM Design Group up to a maximum contingency of $8,671 for a total not exceed agreement amount $95,381.

g. Authorize the Finance Department to increase appropriations as necessary in Measure O Fund (Fund 1005).

16. VenturaWaterPure Program and Membrane Bioreactor/Ultraviolet Light Disinfection Project Updates and Third Amendment to the Construction Manager at Risk Contract 2025-070 with PCL Construction, Inc. for Preconstruction Services for the Advanced Water Purification Facility

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Receive an update on the VenturaWaterPure Program and Membrane Bioreactor/ Ultraviolet Light Disinfection Project.

b. Authorize the City Manager, or designee, to execute the Third Amendment to the Construction Manager at Risk Contract 2025-070 with PCL Construction, Inc. to prepare a Guaranteed Maximum Price proposal for construction based on the 90% design of the VenturaWaterPure Advanced Water Purification Facility, increasing the total Agreement amount by $421,143 for a new not to exceed amount of $1,741,143 and to extend the term of the agreement to December 31, 2026.

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

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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This agenda was posted on Wednesday, August 13, 2026, 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, MMC
City Clerk
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