

CITY OF VENTURA  
**CITY COUNCIL AGENDA**

**Sofia Rubalcava**  
Mayor

**Doug Halter**  
Councilmember District 2

**Jim Friedman**  
Councilmember District 5

**Mike Johnson**  
Councilmember District 3

**Lorrie Brown**  
Councilmember District 6

**Jeannette Sanchez-Palacios**  
Councilmember District 4

**Joe Schroeder, Deputy Mayor**  
Councilmember District 7

Alex D. McIntyre, City Manager  
Andy Heglund, City Attorney  
Michael B. MacDonald, City Clerk



**REGULAR MEETING**  
**MONDAY, APRIL 25, 2022**  
**CLOSED SESSION – 5:00 P.M.**  
**REGULAR MEETING – 6:00 P.M.**

## PUBLIC PARTICIPATION OPTIONS – VIRTUAL AND IN PERSON OPTIONS

### 1. Join a WebEx meeting LIVE:

***NOTE: WebEx link only works while meeting is LIVE. After meeting has ended, use the Archived Video link to view the meeting. You may join the WebEx Meeting to provide Public Comment - #5 below.***

Join with only an “audio” connection: / Access Code xxx

**WebEx recommends using Chrome, FireFox or Edge browsers when joining and providing live comment at the meeting.**  
**You are encouraged to download the WebEx App.**

2. Watch a **live stream** of the meeting at <https://www.cityofventura.ca.gov/718/Videos>, YouTube at <https://www.YouTube.com/cityofventura/live> or on Cable TV – Channel 15, live and replayed as listed on CAPS media schedule.
3. Submit your comments via email **by 4:00 p.m. on the City Council meeting date to allow the comments to be read before the Meeting.** Please submit your comment to the City Clerk using this form [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or send an email to [cityclerk@cityofventura.ca.gov](mailto:cityclerk@cityofventura.ca.gov) (up to 1000 characters) When sending an email, please indicate in the Subject Line, the Agenda item number (i.e. Item No. 8A). Your form/email will be read by City Council and placed into the item’s record at the meeting.
4. When watching the live stream or WebEx meeting, submit a Public Comment using this form [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput). Those emails will be provided to City Council following the meeting.



5. **Provide Public Comment Live when attending Virtually:** **You must attend the WebEx Meeting with audio connected to your computer/device**, you will see Chat feature on your screen. You can write, "I would like to speak on Agenda Item #\_\_" in the Chat feature. During the discussion of that item, the Mayor will call for public comment. The City Clerk will announce those requesting to speak, speakers will be promoted to “panelist” allowing you to turn on your camera. When you are finished, your mic will be muted and your camera disabled. For your audio to work, you **MUST** connect to the meeting with audio connected on your device – audio only connect will not work for this process. NOTE: When on a cell phone, you may need to scroll your screen to see the chat feature.
6. **Attend the meeting at City Hall.** Please note that the meeting will be a hybrid meeting, with attendees both in-person and virtually.

**PUBLIC PARTICIPATION OPTIONS to help reduce the spread of COVID-19:**

**Instructions for CLOSED SESSION ONLY**

**Submit your comments via email by 4:00 p.m. on the City Council meeting date to allow the comments to be read before the Meeting.** Please submit your comment to the City Clerk using this form [www.cityofventura.ca.gov/publicinput](http://www.cityofventura.ca.gov/publicinput) or send an email to [cityclerk@cityofventura.ca.gov](mailto:cityclerk@cityofventura.ca.gov) (up to 1000 characters) When sending an email, please indicate in the Subject Line, the CLOSED SESSION Agenda item number (i.e. Item No. CS4). Your form/email will be read by City Council and placed into the item's record at the meeting.



**The Public can only attend the Public Comments portion of Closed Session VIRTUALLY. Council Chambers are closed for this meeting. Join the Webex Meeting using the URL on page 2, at 4:45 p.m. to provide live Public Comments at the Closed Session.**

Closed Session Meetings are not broadcasted or recorded.

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The Regular Meetings of the San Buenaventura (Ventura) City Council also serve as regular meetings of the Successor Agency, Public Facilities Financing Authority and Parking Authority when Successor Agency, Public Facilities Financing Authority and Parking Authority items are listed on the agenda.

The public has the opportunity to address the City Council on any item appearing on the agenda. Persons wishing to address the City Council are limited to three minutes on any agenda item with a cumulative total of five minutes for all agenda items, except if there are one or more Successor Agency, Public Facilities Financing Authority and Parking Authority items on the agenda, members of the public shall have an additional total of three minutes on any agenda item with a cumulative total of five minutes for all agenda items to address all Successor Agency, Public Facilities Financing Authority and Parking Authority matters.

At the first regular meeting of the month, City Council has allocated a total of 30 minutes for members of the public to address City Council on items of City business other than scheduled agenda items near the beginning of the agenda and will continue speakers beyond the 30 minutes until the end of the agenda under the heading of "Public Communications". Individuals may not acquire additional time from other speakers during Public Communications but may do so on formal agenda items per City Council Protocols. City Council cannot take action on any items not on the agenda. These items may be referred to staff or scheduled on a future agenda. **Refer to box above on how to submit comments, including public comments, to City Council. You may also scan the QR Code to access the form to submit public comments or comments related to a specific agenda item via email before the meeting or during the meeting.**

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

Public Hearing Notices and any materials related to an agenda item submitted to the City Council after distribution of the agenda packet (Supplementals) are available on the City's website – <https://www.cityofventura.ca.gov/1236/City-Council-Public-Hearing-NoticesSuppl>

Resource Items for the Public:

- [City Council Protocols](#) which includes Rules of Decorum for the Public
- [City Council Goals 2021-2022](#)
- [Budget Principles 2021-2022](#)
- [City Charter](#)

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at (805) 658-4787 or the California Relay Service at (866) 735-2929. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**CS1. CALL TO ORDER – CLOSED SESSION – 5:00 p.m.**

**CS2. ROLL CALL**

**CS3. PUBLIC COMMUNICATIONS:** Public comments on Closed Session Items only – may be submitted electronically prior to the closed session starting. **Refer to Page 3 of the Agenda on how to submit your Public Comments electronically to the City Clerk for the Closed Session If you wish to speak at Closed Session, you must join the Webex at 4:45 pm.**

**CS4. 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: Gonzalez v. City of San Buenaventura

Ventura County Superior Court No.: 56-2019-00524094-CU-PO-VTA

Authority: Government Code Section 54956.9(d)(1)

**CS5. ADJOURNMENT**

Adjourn to Regular Meeting.

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**1. CALL TO ORDER – REGULAR SESSION – 6:00 p.m.**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS**

**4A. Ventura Visitor’s Bureau Update**

**4B. Ventura Port Update**

**5. CLOSED SESSION REPORT**

**6. CITY COUNCIL COMMUNICATIONS/REPORTS**

Per Government Code Section 54954.2(a)(2), the Council Communications section of the agenda provides City Council members the opportunity to ask a question for clarification, make a brief announcement, or provide a brief report on his or her activities or the activities of the respective boards, commissions, or committees upon which they serve.

## 7. CITY MANAGER COMMUNICATIONS

## 9. CONSENT ITEMS

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon by City Council at one time without discussion unless a Councilmember, the Administration, or a member of the public requests an opportunity to address any given 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 the Administration is approved along with the terms and conditions described in the Administrative Report.

**9A. Move all resolutions and ordinances presented tonight be deemed read by title only and all further reading be waived.**

**9B. Consideration of A Resolution of the City Council of the City of San Buenaventura, California, Reconfirming the Existence of a Local Emergency and Extending it Until July 6, 2022**

Staff: Andy Heglund, City Attorney

### RECOMMENDATION

Adopt the Resolution, title as follows:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, RECONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY AND EXTENDING IT UNTIL JULY 6, 2022”

**9C. Consider Contract Amendment No. 2 with Mustang Marketing for Strategic Planning Services**

Staff: Alex D. McIntyre, City Manager

### RECOMMENDATION

Approve and authorize the mayor to sign Amendment No. 2, for an additional \$45,000 with Mustang Marketing, for a total not-to-exceed amount of \$105,000.

## 9. CONSENT ITEMS (continued)

### 9D. [Professional Services Agreement Work Order with Rincon Consultants to Prepare Environmental Documentation for a Mixed-Use Project Located at East Harbor Boulevard and South Seaward Avenue](#)

Staff: Peter Gilli, Community Development Director

#### RECOMMENDATION

- a. Authorize the Community Development Director to issue a Work Order under Professional Services Agreement No. 2019-014 with Rincon Consultants, Inc. to prepare environmental documentation in compliance with CEQA for the Anastasi Project in an amount not to exceed \$89,883.28, including the 25% administrative fee of \$17,976.66, to be paid by Anastasi Development Company, LLC (Applicant).
- b. Upon receipt of the payment from the applicant, authorize the Finance and Technology Department to increase revenue and expenditure appropriations as necessary for the execution of this Professional Services Agreement Work Order.

### 9E. [Contract Amendment with Historic Resources Group, LLC for Historic Preservation Context Statement and Survey](#)

Staff: Peter Gilli, Community Development Director

#### RECOMMENDATION

Approve and authorize Mayor to execute the First Amendment to Professional Services Agreement number 2019-120 with Historic Resources Group, LLC for historic preservation context statement and survey to extend the term through June 30, 2024, and to update the City's Designated Representative.

## 9. CONSENT ITEMS (continued)

### 9F. [WaterSMART FY22 Small-Scale Water Efficiency Projects Grant](#)

Staff: Susan Rungren, Ventura Water General Manager

#### RECOMMENDATION

- a. Adopt a resolution authorizing the Ventura Water General Manager, or designee, to apply for, receive grant funds, enter into a cooperative agreement, and administer a grant for up to \$100,000 for the 2022 Small-Scale Water Efficiency Projects funding. Resolution titled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AUTHORIZING THE VENTURA WATER GENERAL MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE FUNDS, ENTER INTO A COOPERATIVE AGREEMENT, AND ADMINISTER A GRANT FOR THE BUREAU OF RECLAMATION WaterSMART FISCAL YEAR 2022 SMALL-SCALE WATER EFFICIENCY PROJECTS GRANT”

- b. Authorize the Ventura Water General Manager, or designee, to act as agent for the City to conduct all negotiations, execute and submit all documents, including, without limitation, applications, agreements, amendments, and billing statements that may be necessary to accept these grants and complete the project under the grant.
- c. Authorize Finance and Technology to assign increased appropriations to the proper funds, projects, and accounts if the grant is awarded.

### 9G. [Professional Services Agreement with Raftelis Financial Consultants, Inc. for Fiscal Year 2021-2022 Financial Plan Updates and Long-Term VenturaWaterPure Program Support](#)

Staff: Susan Rungren, Ventura Water General Manager

#### RECOMMENDATION

- a. Approve and authorize the Mayor to execute an agreement with Raftelis Financial Consultants, Inc. for professional services associated with the annual rate check-in and other financial support, initial term January 24, 2022 to June 30, 2024, for a not-to-exceed amount of \$144,927, including \$13,175 in contingency.



## 9. CONSENT ITEMS (continued)

- b. Authorize the City Manager or designee to execute amendments, if necessary, to extend the term of the agreement or modify the Schedule of Compensation in an amount not-to-exceed \$13,175 in order to accommodate the need for further analysis or additional scope if required, pursuant to San Buenaventura Municipal Code section 4.600.200.
- c. Direct staff to request the Water Commission to provide feedback and direction on the financial plan update for the annual rate structure review.

## 13. FORMAL ITEMS

### 13A. [Consideration of Approval of a Citywide Broadband License Agreement with SiFi Networks](#)

Staff: Phillip Nelson, Public Works Director

#### RECOMMENDATION

- a. Determine that the following exemptions to the California Environmental Quality Act (CEQA) in the State's CEQA Guidelines apply to the proposed agreement with SiFi Networks Ventura LLC for installation of fiberoptic lines and supporting structures in the City's rights-of-way and on private property: Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land).
- b. Approve and Authorize the Mayor to sign a Master License and Encroachment Agreement for Fiber Optic Infrastructure with SiFi Networks Ventura LLC.

### 13B. [Path Forward on Solvency for the Street Lighting District 36](#)

Staff: Phillip Nelson, Public Works Director

#### RECOMMENDATION

Direct staff to investigate the potential purchase of the Southern California Edison operated and maintained streetlights and report back to City Council after putting together an accurate inventory of lights, current assessment of their value, and potential methods for funding their purchase.

### 13. FORMAL ITEMS (continued)

13C. [State Water Project Multi-Year Transfer Program with San Geronio Pass Water Agency](#)

Staff: Susan Rungren, Ventura Water General Manager

RECOMMENDATION

- a. Determine that this action is categorically exempt from the California Environmental Quality Act as defined in Article 19 Section 15301(b) of the California Environmental Quality Act guidelines because it is considered the operation of existing public water utility structures and facilities involving negligible or no expansion of existing or former use.
- b. Approve and authorize the City Manager to execute the necessary documents to effectuate an Agreement for a multi-year transfer of a portion of the City's State Water Project Table A Allocation with San Geronio Pass Water Agency

13D. [POLICY CONSIDERATION – Spanish Language Interpretation at Council Meetings](#)

Introduced by: Mayor Sofia Rubalcava, District 1  
Lorrie Brown, Councilmember, District 5  
Mike Johnson, Councilmember, District 3

RECOMMENDATION

Direct staff to return with initial and on-going cost estimates for providing live, two-way Spanish-English interpretation at Council meetings, including estimates for both hiring interpreters as employees, and issuing an RFP to hire an outside firm to provide the service.

## 13. FORMAL ITEMS (continued)

### 13E. [POLICY CONSIDERATION – Moratorium on Evictions for Renovation](#)

Introduced by: Lorrie Brown, District 6  
Mayor Sofia Rubalcava, District 1  
Mike Johnson, District 3

#### RECOMMENDATION

- A. Direct staff to return as early in May 2022 as possible with a proposal, preferably an Urgency Ordinance, imposing a retroactive moratorium on evictions related to substantial renovation including the following:
  - a. The landlord must have the necessary permits;
  - b. Definition of substantial remodel;
  - c. Minimum noticing and relocation assistance;
  - d. Fine for owners violating the urgency ordinance; andAdditional requirements that are applicable to tenant protection of residents being evicted related to substantial renovations.
- B. Direct staff to study implementing a rental registry.

### 13F. [2022-2023 City Council Goals Progress Update](#)

Staff: Alex D. McIntyre, City Manager

#### RECOMMENDATION

Receive and file progress update on the 2022-2023 City Council goals.

## 8. PUBLIC COMMUNICATIONS

Refer to Page 2 of the Agenda on how to submit your Public Comments electronically to the City Clerk or scan this QR Code to access the form.



## 17. ADJOURNMENT

This agenda was posted on xx, at x:00 p.m. on the City website, in the Public Meetings/Agenda Center: <https://www.cityofventura.ca.gov/AgendaCenter> and on the Public Notice Board at City Hall.