CITY OF PORT HUENEME

City Council Regular Meeting Agenda

Monday, November 16, 2026

Port Hueneme City Hall
250 North Ventura Road, Port Hueneme, CA 93041

Virtually via Zoom:
https://us02web.zoom.us/j/84676534146?pwd=xO6wOOW0AaQfaCDiYA0EnZRMxKPNtw.1

5:30 PM Closed Session | 6:30 PM Regular Meeting

Watch Meetings Live or On-Demand

Official City Page: https://porthuenemeca.suiteonemedia.com
YouTube: https://www.youtube.com/@cityofporthuenemegov

Public Comments

Public comments may be submitted in person, virtually via Zoom, or in writing.

Speaking Time: Public comments are limited to 3 minutes per speaker, unless the Mayor adjusts the time limit for good cause. A speaker's time may not be transferred to another speaker.

In-Person: Complete a speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.

Virtually via Zoom: Use the **Raise Hand** feature or, if joining by phone, identify yourself to the City Clerk when prompted.

Zoom Link: https://us02web.zoom.us/j/84676534146?pwd=xO6wOOW0AaQfaCDiYA0EnZRMxKPNtw.1
Meeting ID: 846 7653 4146 / Passcode: 634602
Dial by phone:+1 669 444 9171

In Writing: Written public comments are subject to the California Public Records Act and should be submitted to the City Clerk by **3:00 p.m. on the day of the meeting** by:

- **Email:** clerk@cityofporthueneme.org with the subject line: **"City Council Public Comment" (include the agenda item number if applicable).**
- **Mail or delivery:** City Clerk's Office, 250 N. Ventura Road, Port Hueneme, CA 93041. Clearly mark the envelope **"City Council Public Comment and meeting date"** (include the agenda item number if applicable). Written comments received by the deadline will be provided to the City Council before the meeting, included in the public agenda packet, and posted on the City's website.

Translation Services

Use of a Translator
* The City shall provide a translator if one is requested by a member of the public with a 48-hour advance notice. If a 48-hour advance notice is not provided, the member of the public may provide their own translator. To request a translator, please contact clerk@cityofporthueneme.org.
* Per California Government Code 54954.3, if an individual utilizes a translator during Public Statements, the legislative body of a local agency shall provide at least twice the allotted time to a member of the public who utilizes a translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of a local agency.

* If the City provides a translator or translation equipment that allows for the simultaneous translation of the testimony, then no additional time shall be granted.

Uso de traductor

* La Ciudad proporcionará un traductor si un miembro del público lo solicita con un aviso de 48 horas de anticipación. Si no se avisa con 48 horas de anticipación, el público podrá proporcionar su propio traductor. Para solicitar un traductor, comuníquese con clerk@cityofporthueneme.org.
* Según el Código de Gobierno de California 54954.3, si una persona utiliza un traductor durante las declaraciones públicas, el cuerpo legislativo de una agencia local deberá proporcionar al menos el doble del tiempo asignado a un miembro del público que utilice un traductor para garantizar que las personas que no hablan inglés reciban la misma oportunidad de dirigirse directamente al cuerpo legislativo de una agencia local.
* Si la Ciudad proporciona un traductor o equipo de traducción que permita la traducción simultánea del testimonio, entonces no se concederá tiempo adicional.

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the office of the city clerk at (805) 986-6503 or clerk@cityofporthueneme.org. Notice 48 hours prior to the meeting will enable the city to make reasonable arrangements to allow participation in this meeting.

Levine Act Disclaimer

The Levine Act (Gov. Code, § 84308) requires any Party, Participant, or Agent in a Proceeding, as those terms are defined in Government Code section 84308 and Title 2, California Code of Regulations, Sections 18400 *et seq.*, before the City of Port Hueneme that involves any action or consideration to their contract, license, permit, or other entitlement for use to disclose any campaign contributions made to City elected or appointed Officers totaling more than $500 within the 12 months prior to the City decision. Any City elected or appointed Officer who has received a contribution totaling more than $500 within the preceding twelve (12) months from a Party, Agent, or Participant, shall disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use the Officer's official position to influence the decision. Violations of Government Code section 84308 may result in a civil action brought by the FPPC for an amount up to five thousand dollars ($5,000) per violation. Any person who knowingly or willfully violates any provision of the Political Reform Act is guilty of a misdemeanor and subject to a fine of up to the greater of ten thousand dollars ($10,000) or three times the amount the person unlawfully contributed upon conviction for each violation. Any Party, Participant, or Agent is further prohibited from making, and any elected or appointed City Officer is prohibited from soliciting or accepting, any contribution in excess of $500 for a period of twelve (12) months following any proceeding described above.

5:30 PM – CITY COUNCIL CLOSED SESSION

CALL TO ORDER

ROLL CALL

Councilmembers Steven A. Gama, Jess Lopez, Misty Perez; Mayor Pro Tem Laura D. Hernandez; and Mayor Martha R. McQueen-Legohn

PUBLIC COMMENT *(10 Minutes)*

The Council will hear closed session public comments for a maximum of 10 minutes. In-person public comments should be no more than 3 minutes in length. Written comments should be no more than 500 words. Please see Agenda cover page for submission instructions.

CLOSED SESSION ITEMS

With respect to every item of business to be discussed in CLOSED SESSION, pursuant to the California Government Code:

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Position: City Attorney
   Authority: Government Code Section 54957 (b)(1)

CONFLICT OF INTEREST AND LEVINE ACT DISCLOSURES

RECESS TO CLOSED SESSION

6:30 PM CITY COUNCIL REGULAR MEETING

CALL TO ORDER / FLAG SALUTE

ROLL CALL
Councilmembers Steven A. Gama, Jess Lopez, Misty Perez; Mayor Pro Tem Laura D. Hernandez; and Mayor Martha R. McQueen-Legohn

INSPIRATION
Given by Councilmember Lopez

CLOSED SESSION REPORT

PUBLIC COMMENT
Members of the public may submit comments for items on the Agenda or that is within the subject matter jurisdiction of the City Council. General public comments regarding items *Not* on the Agenda will be heard at this time. State law prohibits Council from taking action on any item *Not* on the Agenda. Comments regarding items on the Agenda will be heard when the item is addressed. In-person public comments should be no more than 3 minutes in length. Written comments should be no more than 500 words. Please see Agenda cover page for submission instructions.

AGENDA APPROVAL FOR CITY COUNCIL

CITY COUNCIL AGENDA
Recommendation: Approve the City Council Agenda of November 16, 2026.

CONFLICT OF INTEREST AND LEVINE ACT DISCLOSURES

PRESENTATIONS

A. NATIVE AMERICAN HERITAGE MONTH PROCLAMATION

CONSENT CALENDAR
All matters listed on the Consent Calendar are to be considered routine by the governing body, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

1. MINUTES
   Recommendation: Approve the November 2, 2026, City Council Regular Meeting Minutes.

2. REGISTER OF DISBURSEMENTS
   Recommendation: Receive and file the City's register of disbursements for the period of October 13, 2026 through October 26, 2026.

3. TREASURER'S QUARTERLY INVESTMENT REPORT
   Recommendation: Receive and file the September 30, 2026 Treasurer's Report as presented.

4. SECOND READING AND ADOPTION OF AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. PHDA-26-1 FOR NOVA VENTURES PH INC LOCATED AT 2675 N. VENTURA ROAD SUITE 106-108 TRANSFERRING OWNERSHIP OF THE DISPENSARY AND DELIVERY BUSINESS "FROM THE EARTH"

Recommendation: Read, by title only, waiving further reading, and adopt, an Ordinance approving and adopting a development agreement under Government Code Sections 65864 to 65869.5 and Ordinance No. 796 of the Port Hueneme Municipal Code relating to the operation of a cannabis facility for Nova Ventures PH Inc.; and find the project to be categorically exempt from CEQA.

5. SECOND READING AND ADOPTION OF AN ORDINANCE ADDING CHAPTER 14 TO ARTICLE III OF THE PORT HUENEME MUNICIPAL CODE REGULATING THE USE OF UNMANNED AIRCRAFT
   Recommendation: Read, by title only, waiving further reading, and adopt an ordinance entitled, "An Ordinance of the City Council of the City of Port Hueneme, California Adding Chapter 14 to Article III of the Port Hueneme Municipal Code Regulating the Use of Unmanned Aircraft;" and find the project to be categorically exempt from CEQA.

6. SECOND READING AND ADOPTION OF AN ORDINANCE TO AMEND ARTICLE IV, CHAPTER 1, SECTIONS 4006, 4008, 4016 OF THE PORT HUENEME MUNICIPAL CODE TO MODIFY GENERAL PARK REGULATIONS AND PARK PERMITTING REQUIREMENTS AND ADD A NEW SECTION TO CREATE REGULATIONS FOR BOUNCE HOUSES
   Recommendation: Read, by title only, waiving a full reading, and adopt, an Ordinance of the City of Port Hueneme to amend Article IV, Chapter 1, Sections 4006, 4008, 4016 and add a new section of the Port Hueneme Municipal Code to modify park permitting requirements and other regulations concerning activities in City parks; and find the project to be categorically exempt from CEQA.

7. PROPOSED THIRD AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR CITY MANAGER JAMES VEGA
   Recommendation: Approve the proposed Third Amendment to City Manager James Vega's Employment Agreement and authorize the Mayor to execute the amendment upon Council approval. The amendment extends the terms of City Manager Vega's employment contract by one (1) year, implements a 5% merit increase based on a successful evaluation, and modifies the severance section of the agreement by including benefits in the event of a termination without cause, and at the City Manager's request, foregoing cost of living adjustments at this time to help continue to address the City's budgetary challenges.

PUBLIC HEARINGS – None.

BUSINESS ITEMS

8. VENTURA COUNTY FARMWORKER HOUSING ACTION PLAN – RESOLUTION OF SUPPORT
   Recommendation:
   1. View the approximately eight-minute informational video presentation on the Ventura County Farmworker Housing Study and Action Plan;
   2. Receive and file the Ventura County Farmworker Housing Study and Action Plan; and
   3. Adopt the attached resolution approving the Action Plan as a regional planning resource and supporting continued regional collaboration.

9. COST ALLOCATION PLAN AND MASTER FEE SCHEDULE UPDATE
   Recommendation:
   1. Authorize the City Manager, or his designee, to execute a professional services agreement, approved as to form by the City Attorney, with MGT Impact Solutions, LLC for citywide Cost Allocation Plan and Master User Fee Study updates in an amount not to exceed $86,834.

2. Appropriate an additional $19,817 for the Cost Allocation Plan and $42,192 for the Master User Fee Study updates.

10. SENATE BILL 580 COMPLIANCE: RESOLUTION ADOPTING AND DIRECTING THE IMPLEMENTATION OF CITY OF PORT HUENEME POLICY CONCERNING CITY INTERACTIONS WITH IMMIGRATION AUTHORITIES AND ACCESS TO CITY PROPERTY, FACILITIES, AND INFORMATION CONSISTENT WITH FEDERAL AND STATE LAW
    Recommendation: Adopt a Resolution Adopting and Directing the Implementation of City of Port Hueneme Policy Concerning City Interactions with Immigration Authorities, in compliance with Senate Bill 580 which requires City compliance prior to January 1, 2027, and authorizing the City Manager and City Attorney, in coordination with all City Department Directors, to take the administrative actions necessary to implement the Policy.

11. HOUSING DEPARTMENT CONTACTS DATA: INCLUDING LANDLORD ANTI-HARASSMENT
    Recommendation: Receive and file an update detailing contacts received by the Housing Department from residents regarding Landlord / Tenant related questions, including landlord anti-harassment related calls, and existing California law governing landlord-tenant relationships, and provide direction as desired.

REQUESTS FOR FUTURE AGENDA ITEMS

12. FUTURE AGENDA ITEM REQUEST
    Recommendation: Receive the following future agenda item requests and provide direction on whether to schedule each item for a future meeting:

    1. Request: SUBMITTED BY: Councilmember Lopez.
       ITEM: Consideration to authorize staff to present Council with formal recommendations outlining all available options under current ordinances to address increasing public safety concerns raised by residents regarding excessive speeding, burnouts, racing, loud music, excessive vehicle noise, and late-night gatherings alongside Surfside Drive and the beach parking lot, particularly after sunset.
       STAFF TIME/COST ESTIMATE: An initial report can be provided with existing resources. However – costs of options will vary and would be provided as part of that item in more detail.

CITY MANAGER COMMENTS AND REPORTS

COUNCILMEMBERS' REPORTS AND COMMENTS

Council Members are appointed to various Regional Committees/Agencies/Boards and will report out on their activities within these organizations and put forth any comments in regards to community events at this time.

ADJOURNMENT

The City Council will adjourn to its next regular meeting scheduled for Monday, December 7, 2026, at 6:30 p.m.

Copies of staff reports or other written documentation relating to each item of business referred to in this Agenda are available for public inspection in the Office of the City Clerk and on the City's website at *www.cityofporthueneme.org*. Materials received after agenda packet distributions are made available to the public on the City's website and in the City Clerk's office at the same time they are provided to the Council.

I, Georgianna Nicole Alvarez, City Clerk of the City of Port Hueneme, do hereby affirm that the agenda was posted at least 72 hours in advance of the meeting on the City's website and near the front entrance of Port Hueneme City Hall, 250 N. Ventura Road, Port Hueneme, California, 93041, in accordance with California Government Code Section 54954.2(a).