

# City of Port Hueneme

## City Council Regular Meeting Agenda

July 19, 2021

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

4:00 p.m. Closed Session | 6:30 p.m. Regular Meeting

**We are pleased to announce that the Port Hueneme City Hall Council Chamber will re-open to the public on Monday, July 19, 2021 for in-person meetings. Please join us for the City Council meeting and note the Council will resume hearing live public comments at this time.**

### 4:00 P.M. – CITY COUNCIL CLOSED SESSION AGENDA

**CALL TO ORDER** Mayor Gama

**ROLL CALL** Council Members Hernandez, Martinez, Perez; Mayor Pro Tem Rollins; Mayor Gama

### **GENERAL PUBLIC COMMENT** (10 Minutes)

The Council will hear public comments for a maximum of 10 minutes. The Council cannot enter into a detailed discussion or take any action on comments, but may refer them to the City Manager for follow up or scheduling on a subsequent agenda for discussion. Each speaker shall limit comments to three minutes.

### **CLOSED SESSION ITEMS**

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

1. CONFERENCE WITH PROPERTY NEGOTIATORS  
Authority: Government Code section 54956.8  
PROPERTIES: The vacant property on the west side of Market Street, between Scott Street and Port Hueneme Road, Port Hueneme, CA (APN 206-0-091-285, -305).  
AGENCY NEGOTIATORS: Brad Conners - City Manager; Charles Green - City Attorney; Kevin Spaulding – Deputy City Attorney; Steve Kinney - Consultant Kharis Navigating  
NEGOTIATING PARTIES: City of Port Hueneme and Oxnard Harbor District  
UNDER NEGOTIATION: Negotiate price and terms of payment
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Position: City Manager  
Authority: Government Code Section 54957 (b)(1)
3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Position: City Attorney  
Authority: Government Code Section 54957 (b)(1)

### **RECESS TO CLOSED SESSION**

### **6:30 P.M. CITY COUNCIL REGULAR MEETING AGENDA**

**CALL TO ORDER / FLAG SALUTE** Mayor Gama

**ROLL CALL** Council Members Hernandez, Martinez, Perez; Mayor Pro Tem Rollins; and Mayor Gama

## **CLOSED SESSION REPORT**

## **INSPIRATION**

## **AGENDA APPROVAL FOR CITY COUNCIL**

[City Council Agenda Approval](#)

*Recommendation:* Approve the City Council Agenda of July 19, 2021.

## **GENERAL PUBLIC COMMENT**

Each member of the public may speak on any item appearing on the Agenda or that is within the subject matter jurisdiction of the City Council. Speakers will be allowed three minutes per Agenda item to address the Council. Members of the public who want to address the Council should fill out a speaker card located on the back table in the City Council Chamber and provide the speaker card to the City Clerk. If a speaker wishes to address an item on the Agenda please note the Agenda item number or topic on the speaker card to ensure that you are called to speak before the Council takes action on the Agenda item. All speakers wishing to address the Council on items not on the Agenda will be called on to speak during the Open Forum portion of the Agenda.

## **PRESENTATIONS**

1. [Green Business Program Presentation](#)  
J. Saucedo, Green Business Program Coordinator
2. [Surfrider Presentation](#)  
J. Tharp, Surfrider Foundation

## **CONSENT CALENDAR AGENDA**

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

**The Mayor shall read the titles of the items on the Consent Calendar prior to the motion.**

3. [Approve Minutes of the City Council for the Regular Meeting of July 6, 2021](#)  
K. Buxkemper, City Clerk  
*Recommendation:* Approve the minutes.
4. [Receive and File the Finance Cash Disbursements from June 24, 2021 through July 12, 2021](#)  
L. Acero, Deputy Finance Director  
*Recommendation:* Receive and file the disbursements.
5. [Second Reading, By Title Only, Waiving Full Reading of the Text, and Adoption of an Ordinance Approving Development Agreement No. PHDA-889, Red Mule Group, LLC Cannabis Microbusiness \(700 E. Port Hueneme Rd\).](#)  
T. Stewart, Director of Community Development  
*Recommendation:* Read by title only, waiving full reading of the text, and adopt an Ordinance approving and adopting a Development Agreement under Government Code Sections 65864 to 65869.5 and Ordinance No. 727 and Ordinance No. 734 of the Port Hueneme Municipal Code relating to the operations of a Cannabis Facility (Red Mule Group, LLC).
6. [Authorization to Award a Contract to J&H Engineering General Contractors, Inc. to Resurface Ocean View Drive](#)  
D. Villafana, Director of Public Works  
*Recommendation:* Authorize the Public Works Director to award a contract to J&H Engineering General Contractors, Inc. to resurface Ocean View Drive, authorize the appropriation of Gas Tax funds for this project, and authorize the City Manager to execute the contract.

7. [Authorization to Award a Contract to J&H Engineering General Contractors, Inc. for Resurfacing the Beach Promenade](#)

D. Villafana, Director of Public Works

*Recommendation:* Authorize the Public Works Director to award a contract to J&H Engineering, Inc. to resurface the beach Promenade from Market Street to the lighthouse, authorize the appropriations of Gas Tax funds for this project, and authorize the City Manager to execute the contract.

8. [Authorization to Award a Contract to J&H Engineering General Contractors, Inc. to Resurface Ann Avenue Neighborhood](#)

D. Villafana, Director of Public Works

*Recommendation:* Authorize the Public Works Director to award a contract to J&H Engineering to resurface the Ann Avenue Neighborhood, authorize the appropriation of Gas Tax funds for this project, and authorize the City Manager to execute the contract.

**CONSENT CALENDAR ROLL CALL VOTE**

**PUBLIC HEARINGS**

9. [Adopt a Resolution Granting Special Use Permit No. 19-21 for the Hueneme Beach Festival Event](#)

T. Stewart, Director of Community Development / A. Salinas, Chief of Police

*Recommendation:* It is recommended the City Council, at the conclusion of the public hearing, do the following:

1. Adopt a Resolution of the City Council of the City of Port Hueneme deeming a temporary event exempt from the California Environmental Quality Act, conditionally approving Special Use Permit No. 19-21 (Hueneme Beach Festival) and renaming the event the “Hueneme Beach Festival,” located at 550 E. Surfside Drive and Surfside and Oceanview Drives; and
2. Authorize the Director of Community Development to file a Notice of Exemption for the project in accordance with provisions of the California Environmental Quality Act (“CEQA”).

**ROLL CALL VOTE**

**BUSINESS ITEMS**

10. [Adoption of 2020 Water Shortage Contingency Plan and Resolution](#)

D. Villafana, Director of Public Works

*Recommendation:* Adopt the 2020 Water Shortage Contingency Plan (WSCP) Resolution for management of the City water resources.

*Note:* The Water Shortage Contingency Plan (WSCP) has been posted on the City of Port Hueneme Website for review since May 7, 2021. Appropriate agencies were notified by certified mail and a public notice was placed two times in the local newspaper.

**ROLL CALL VOTE**

11. [Adopt Amended Cannabis Implementing Resolution](#)

T. Stewart, Community Development Director / K. Spaulding, City Attorney

*Recommendation:* Adopt a Resolution of the City Council of the City of Port Hueneme, California, establishing application requirements, minimum qualifications, locational criteria for medicinal and nonmedicinal cannabis activity pursuant to articles III and X of the Port Hueneme Municipal Code, procedures for the annual review of Development Agreements pursuant to

Government Code Section 65865.1 and procedures for change in ownership or transfer of an interest in cannabis businesses.

## ROLL CALL VOTE

### 12. [Red Mule Purchase and Sale Agreement and Related Resolution](#)

K. Spaulding, City Attorney

#### *Recommendation:*

1. Approve and authorize the Mayor to execute the Second Amended and Restated Purchase and Sale Agreement with Red Mule LLC.
2. Approve a Resolution of the City Council of the City of Port Hueneme authorizing the sale of the sale of 700 E. Port Hueneme Road property to RMG Real Estate, as specified in the Second Amended and Restated Purchase & Sale Agreement.

## ROLL CALL VOTE

### 13. [Annual Hueneme Hero Award](#)

C. Peretz, Deputy City Manager

*Recommendation:* Approve the Citizen Advisory Commission's recommendation to recognize the Friends of Ormond Beach as the 2021 Hueneme Hero Award recipient.

## ROLL CALL VOTE

## CITY MANAGER REPORTS AND COMMENTS

### COUNCIL MEMBERS' REPORTS AND COMMENTS

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

**Mayor Gama:** Animal Services Commission; Beach Erosion Authority for Clean Oceans and Nourishment (BEACON); California Joint Powers Insurance Authority (CJPIA); City-Port Standing Committee; Ventura Council of Governments (VCOG)

**Mayor Pro Tem Rollins:** Air Pollution Control Board; City-Port Standing Committee; Gold Coast Transit; Port Hueneme Water Agency (PHWA); Regional Defense Partnership for the 21<sup>st</sup> Century (RDP-21); Southern California Association of Governments (SCAG); Ventura County Transportation Commission (VCTC)

**Councilmember Hernandez:** Point Mugu Regional Airport Authority; Port Hueneme Water Agency (PHWA); Southern California Association of Governments (SCAG); Southern California Edison Advisory Committee; Ventura County Regional Energy Alliance District Board (VCREA); Ventura Regional Sanitation District (VRSD)

**Councilmember Martinez:** Recreation, Education, Arts, Culture in Hueneme (REACH); Sister City Committee

**Councilmember Perez:** Economic Development Collaborative (EDC-VC); Port Hueneme Water Agency (PHWA); Southern California Association of Governments (SCAG)

### REQUEST FOR FUTURE AGENDA ITEMS

Councilmembers may request items to be placed on future agendas at this time. All requested items will require a motion, a second, and a majority vote, per adopted Council policies, to be placed on a future agenda and will be scheduled at the City Manager's discretion.

### ADJOURNMENT

The City Council will adjourn to the special Budget Workshop meeting of Monday, August 9, 2021, broadcast via zoom at 10:00 a.m. from the City Hall Council Chamber.

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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](http://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. 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 THE CALIFORNIA RELAY SERVICE. NOTICE 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ALLOW PARTICIPATION IN THIS MEETING

CITY OF PORT HUENEME



COVID-19 COMMUNITY UPDATE

# How to Participate in City Meetings

We are pleased to welcome the community back to live, in-person meetings beginning Monday, June 19th in the Port Hueneme City Hall Council Chamber.



## MEETING AGENDA

\*Visit the City's website at <https://www.ci.port-hueneme.ca.us/> and click on "agenda and minutes"

\*Agenda item links provide comprehensive reports for each item

\*Regular meeting agendas are posted on the website at least 72 hours before the meeting for public review

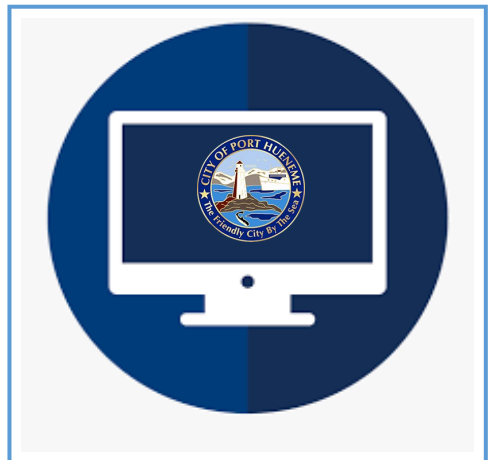


## WATCH MEETINGS

\*All City meetings can be viewed live at <http://porthueneme-ca.suiteonemedia.com/web/Home.aspx>

\*Video recordings are typically made available online following the meeting

\*Meetings can be found on YouTube by searching "City of Port Hueneme"



## PUBLIC COMMENTS

\* The Public is encouraged to attend the in-person meeting to provide public comments. Comments may also be submitted as follows:

1. Email: [kbuxkemper@ci.port-hueneme.ca.us](mailto:kbuxkemper@ci.port-hueneme.ca.us)
2. Identify the meeting date and agenda item in subject line
3. Must be received by 5pm on the meeting date
4. Comments must be 500 words or less

*\*All comments are subject to the Public Records Act*

The community is encouraged to participate and we look forward to resuming meetings at City Hall!