



# City of Port Hueneme

## City Council Regular Meeting Agenda

**December 16, 2019**

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

**5:30 p.m. Council Closed Session | 6:30 p.m. Regular Meeting**

### **5:30 P.M. – CITY COUNCIL CLOSED SESSION AGENDA**

**CALL TO ORDER** Mayor Berg

**ROLL CALL** Council Members Gama, Muñoz-Schnopp, and Rollins; Mayor Pro-Tem Hernandez; and, Mayor Berg

#### **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 ITEM**

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  
PROPERTY: 746 Industrial Way, Port Hueneme, CA 93041  
AGENCY NEGOTIATORS: Andrew Salinas – Interim City Manager; Charles Green - City Attorney; Steve Kinney - Consultant Kharis Navigating  
NEGOTIATING PARTIES: City of Port Hueneme and 746 Industrial, LLC  
UNDER NEGOTIATION: Negotiate price and terms of payment
2. CONFERENCE WITH PROPERTY NEGOTIATORS  
Authority: Government Code section 54956.8  
PROPERTY: Northeast Corner of San Pedro Street and West C Street, Port Hueneme, CA (APN 206-0-031-070)  
AGENCY NEGOTIATORS: Andrew Salinas – Interim City Manager, Tony Stewart - Community Development Director, Steve Kinney - Consultant Kharis Navigating  
NEGOTIATING PARTIES: City of Port Hueneme and Habitat for Humanity  
UNDER NEGOTIATION: Negotiate price and terms of payment
3. PUBLIC EMPLOYEE SELECTION PROCESS / PUBLIC EMPLOYEE APPOINTMENT  
Authority: Government Code § 54957 and Government Code § 354954.5(e)  
Position: Interim City Manager

#### **RECESS TO CLOSED SESSION**

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

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

**ROLL CALL** Council Members Gama, Muñoz-Schnopp, and Rollins; Mayor Pro-Tem Hernandez; and, Mayor Berg

**INSPIRATION** Councilmember Gama

### AGENDA APPROVAL FOR CITY COUNCIL

[City Council Agenda Approval](#)

*Recommendation:* Approve the City Council Agenda of December 16, 2019.

### REPORT ON CITY COUNCIL CLOSED SESSION ACTION

#### 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. [Recognizing 2019 Mayor and Mayor Pro Tem](#)

W. Berg, Mayor / L. Hernandez, Mayor Pro Tem

*Recommendation:* Present plaques honoring Mayor Will Berg and Mayor Pro Tem Laura Hernandez.

#### CITY COUNCIL REORGANIZATION

2. [Nominations for Mayor](#)

*Recommendation:* Appoint Mayor by majority vote of the Council.

3. [Nominations for Mayor Pro Tempore](#)

*Recommendation:* Appoint Mayor Pro Tem by majority vote of the Council.

#### 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.**

4. [Approve Minutes of the City Council Regular Meeting of December 2, 2019 and the City Council Special Meeting of December 3, 2019](#)

K. Buxkemper, City Clerk

*Recommendation:* Approve the minutes.

5. [Approve Finance Cash Disbursements for November 23, 2019 through December 6, 2019](#)

K. McDonald, Director of Finance

*Recommendation:* Ratify the disbursements.

6. [Authorization to Accept Funding from State of California, Office of Emergency Services, to Purchase 9-1-1 Emergency System Replacement](#)

A. Salinas, Interim City Manager/Police Chief

*Recommendation:* Authorize the acceptance of \$227,000 in funds from the State of California, Office of Emergency Services (Cal OES) to replace the Police Department's 9-1-1 Emergency System.

## **CONSENT CALENDAR ROLL CALL VOTE**

### **PUBLIC HEARINGS**

7. [Planned Development/Conditional Use Permit No. PHCU-864 and Development Agreement No. PHDA-865 Tech Delivery Solutions, LLC \(Dispensary located at: 501 W. Channel Islands Blvd, Suite 204\)](#)

T. Stewart, Director of Community Development

*Recommendation:*

1. Open the public hearing to take testimonial and documentary evidence; and
2. Close the public hearing and consider the evidence; and
3. After considering the evidence, adopt a *Resolution of the City Council of the City of Port Hueneme, granting approval of Conditional Use Permit No. PHCU-864 (Tech Delivery Solutions, LLC Cannabis Delivery Service)*; and
4. Introduce, by title only waiving full reading, 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 operation of a cannabis facility for Tech Delivery Solutions, LLC (with adoption to follow at the next regularly scheduled City Council meeting)*; and
5. Take such additional, related, action that may be desirable.

### **ROLL CALL VOTE**

### **BUSINESS ITEMS**

#### ***City Attorney***

8. [Approval of Interim City Manager Agreement with Andrew Salinas](#)

C. Green, City Attorney

*Recommendation:* Approve the proposed Interim City Manager agreement with Police Chief Andrew Salinas, with a retroactive effective date of December 2, 2019, and authorize the Mayor to execute the agreement on behalf of the City Council.

### **ROLL CALL VOTE**

#### ***Public Works***

9. [Calling for Notice of Public Hearing and Utilization of Proposition 218 Majority Protest Procedure Regarding Proposed Water Rate Adjustments](#)

D. Villafana, Director of Public Works

*Recommendation:*

1. Call for a public hearing to be scheduled for February 3, 2020 at 6:30 p.m. regarding a proposed water rate adjustment; and
2. Approve the Proposition 218 Notice to Property Owners of a Public Hearing on Proposed Water Rate Adjustments and the Schedule of Proposed Water Rate Adjustments included in the Raftelis Water Rate Study; and

3. Authorize staff to proceed with the public noticing and majority protest procedures set forth in Proposition 218.

## ROLL CALL VOTE

### *City Manager*

10. [Land Purchase Option Agreement with Habitat for Humanity](#)

A. Salinas, Interim City Manager / S. Kinney, Kharis Navigation

*Recommendation:* Approve and authorize the Interim City Manager to execute an Option Agreement with Habitat for Humanity of Ventura County, for the purchase of City-owned property at the northeast corner of San Pedro Street and West C Street.

## ROLL CALL VOTE

11. [Approval of a Contract with Kupiec Architects PC to Conduct a Community Center Needs Assessment](#)

S. Kinney, Kharis Navigation

*Recommendation:* Approve and authorize the Interim City Manager to execute a contract with Kupiec Architects PC to conduct a Needs Assessment on the Orvene Carpenter Community Center.

## ROLL CALL VOTE

## COUNCIL MEMBERS' REPORTS, COMMENTS, AND REQUEST FOR FUTURE AGENDA ITEMS

Council Members are appointed to various Regional Committees/Agencies/Boards and will report out on their activities with these organizations at this time, as well as request items to be placed on future agendas and put forth any comments in regards to community events.

**Mayor Berg:** City-Port Standing Committee; EDC-VC; Gold Coast Transit; Regional Defense Partnership for the 21st Century (RDP-21); Ventura County Transportation Commission (VCTC); Southern California Association of Governments (SCAG)

**Mayor Pro-Tem Hernandez:** City-Port Standing Committee, Port Hueneme Water Agency (PHWA); Ventura County Regional Energy Alliance District Board (VCREA); Ventura Regional Sanitation District (VRSD)

**Council Member Gama:** Animal Services Commission; Beach Erosion Authority for Clean Oceans and Nourishment (BEACON)

**Council Member Muñoz-Schnopp:** California Joint Powers Insurance Authority (CJPIA); Point Mugu Regional Airport Authority; Port Hueneme Water Agency (PHWA); Ventura Council of Governments (VCOG)

**Council Member Rollins:** Port Hueneme Water Agency (PHWA); Recreation, Education, Arts, Culture in Hueneme (REACH); Air Pollution Control Board

## PUBLIC COMMENT CONTINUATION

The Council will allow a continuation of public comments, if necessary, due to exceeding the total time allotted in the earlier Open Forum section

## ADJOURNMENT

The City Council will adjourn to the regular meeting of Tuesday, January 21, 2020, to be held at 6:30 p.m. in the City Hall Council Chamber.

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

**AFFIDAVIT OF POSTING**

I, Kristy Buxkemper, City Clerk of the City Port Hueneme, do hereby affirm that the foregoing agenda was posted at City Hall on December 10, 2019, at 12:00 p.m.

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Kristy Buxkemper  
City Clerk