



# City of Port Hueneme

**City Council Regular Meeting Minutes  
Port Hueneme Housing Authority Board Regular Meeting Minutes  
Successor Agency to the Port Hueneme Redevelopment Agency Special  
Meeting Minutes  
Housing Successor Agency Special Meeting Minutes**

**June 6, 2022**

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

**6:30 p.m. Regular Meeting (Virtual/Remote Meeting)**

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953, SUBDIVISION (e) AND THE RECOMMENDATION OF THE VENTURA COUNTY PUBLIC HEALTH OFFICER ISSUED SEPTEMBER 21, 2021 (SOCIAL DISTANCING RECOMMENDATION) AS DETERMINED BY THE CITY COUNCIL**

*In order to minimize the spread of the COVID-19 virus, the City Hall Council Chamber will be closed to the public until further notice. The following provides information to the public on how to observe and/or participate in City meetings remotely:*

- **Meeting Zoom Link for Live Public Participation and Real Time Public Comments:**
- <https://us02web.zoom.us/j/81421770699?pwd=MzkwRkN1bzJFYmUyMDhwQlZFODJWUT09>
- **Dial by your location: Meeting ID: 814 2177 0699/ Passcode: 676757**  
**+669 900 6833 US (San Jose) +346 248 7799 US (Houston) +253 215 8782 US (Tacoma)**  
**+312 626 6799 US (Chicago) +929 205 6099 US (New York) +301 715 8592 US (Washington DC)**
- **Meetings can also be viewed at: <http://porthuenemeca.suiteonemedia.com/web/Home.aspx>**
- **In-person (virtual) public comments may be made during the opportunities for General Public Comment during the 10-minute allotment in accordance with Government Code section 54953, subdivision (e)((2))(G)(iii). Submission of public comment may be accomplished through the raised hand function or identification to the City Clerk if made by telephone.**
- **Public comments pertaining to specific agenda items may be made in the same manner as during General Public Comment after the agenda item is announced and Staff has presented on the item. A reasonable amount of time will be allocated for said comments pursuant to Government Code section 54953, subdivision (e)(2)(G)(ii).**
- **Written comments are requested to be received by 5pm and can be submitted to the City Clerk at: [clerk@ci.port-hueneme.ca.us](mailto:clerk@ci.port-hueneme.ca.us).**
- **All public comments will be part of the official record and minutes will notate all submissions.**
- **Additional electronic meeting guidelines can be found at the end of the agenda**
- **Detailed information and updates about COVID-19, can be found on the City of Port Hueneme's Emergency Website at: [www.PortHuenemeEmergency.org](http://www.PortHuenemeEmergency.org)**

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

**CALL TO ORDER / FLAG SALUTE** Mayor Rollins called the meeting to order at 6:31 p.m. and led the flag salute.

## **ROLL CALL**

Present: Councilmembers Gama, Hernandez, Perez; Mayor Pro Tem Martinez; Mayor Rollins

Absent: None

**INSPIRATION** Council Member Hernandez provided the inspiration.

## **GENERAL PUBLIC COMMENT**

Public comments were provided by the following:

- Joan Tharp
- Kristen
- Jacob Marquez (written comment)

## **AGENDA APPROVAL FOR CITY COUNCIL**

### [City Council Agenda Approval](#)

A motion was made by Councilmember Perez, seconded by Councilmember Hernandez, and passed unanimously, to approve the City Council Regular Meeting Agenda of June 6, 2022.

## **RECESS CITY COUNCIL MEETING AND CALL TO ORDER HOUSING AUTHORITY**

Mayor Rollins recessed the City Council Meeting and called the Housing Authority Regular meeting to order at 6:44 p.m.

## **ROLL CALL HOUSING AUTHORITY**

Present: Members Brown, Gama, Hernandez, and Perez; Vice Chair Martinez; and, Chair Rollins

Absent: None

## **AGENDA APPROVAL FOR HOUSING AUTHORITY**

### [Housing Authority Agenda Approval](#)

A motion was made by Member Perez, seconded by Member Hernandez, and passed unanimously, to approve the Housing Authority Regular Meeting Agenda of June 6, 2022.

**GENERAL PUBLIC COMMENT FOR HOUSING AUTHORITY** – None.

## **PRESENTATIONS**

### 1. [Window Update – Mar Vista](#)

Housing and Facilities Director Gabby Basua presented the window update for Mar Vista and answered questions from City Council.

## **CONSENT CALENDAR AGENDA FOR HOUSING AUTHORITY**

### 2. [Received and Filed the Finance Cash Disbursements for December 14, 2021 through May 31, 2022](#)

#### **CONSENT CALENDAR ROLL CALL VOTE FOR HOUSING AUTHORITY**

A motion was made by Member Perez, seconded by Member Hernandez and passed unanimously to approve Housing Authority Consent Calendar Agenda item 2.

AYES: Perez, Hernandez, Gama, Martinez, Rollins, Brown

NOES: None

## **PUBLIC HEARING FOR HOUSING AUTHORITY**

### 3. [Housing Authority 2022-2023 Annual Plan and Updated Program Policies](#)

The public hearing was opened at 6:52 p.m.

Authority Clerk affirmed the proof of publication and a complete set of reports and exhibits were on file in the Office of the City Clerk.

Housing and Facilities Director Gabby Basua presented the staff report and answered questions from the Housing Authority Members.

There were no public comments.

#### **ROLL CALL VOTE FOR HOUSING AUTHORITY**

A motion was made by Member Hernandez, seconded by Member Perez, and unanimously approved, to adopt a Resolution of the Housing Authority of the City of Port Hueneme, California, approving the Fiscal Year (FY) 202 Annual Plan.

AYES: Hernandez, Perez, Brown, Gama, Martinez, Rollins

NOES: None

#### **BUSINESS ITEM FOR HOUSING AUTHORITY**

4. [Appointment of Resident Commissioners](#)

Housing and Facilities Director Gabby Basua presented the staff report and answered questions from the members of the Housing Authority.

#### **ROLL CALL VOTE FOR HOUSING AUTHORITY**

A motion was made by Member Perez, seconded by Member Hernandez, and passed unanimously, to reappoint Johnny Brown as a Resident Board Commissioner, along with newly appointed Resident Commissioner Robert Blackwell.

AYES: Perez, Hernandez, Brown, Gama, Martinez, Rollins

NOES: None

#### **AUTHORITY MEMBERS' REPORTS, COMMENTS, & REQUESTS FOR FUTURE AGENDA ITEMS**

Member Brown thanked the Housing Authority Members for his reappointment and Housing and Facilities Director Gabby Basua for providing him with the information to attend the meeting.

#### **ADJOURNMENT OF THE PORT HUENEME HOUSING AUTHORITY**

The Port Hueneme Housing Authority adjourned at 7:10 p.m. to the next regular meeting of July 5, 2022, at 6:30 p.m.

#### **RECONVENE CITY COUNCIL REGULAR MEETING**

Mayor Rollins reconvened the City Council Regular Meeting at 7:11 p.m.

#### **PRESENTATIONS FOR CITY COUNCIL**

5. [Oath of Office – City Clerk](#)

Deputy City Manager Charles Peretz introduced the new City Clerk, Georgianna Alvarez, and administered the oath of office.

6. [City Employee Recognition](#)

Department directors presented City employees with years of service recognition. Deputy City Manager introduced the new Human Resources/Risk Manager, Nick Jones.

7. [NAMI Presentation](#)

NAMI Ventura County representatives President Patricia Pape, Director at Large Maya Zumaya, and Executive Director Roberta Greigo, expressed their appreciation on behalf of NAMI Ventura County for the support received from Council and staff.

8. [Pride Proclamation](#)

Mayor Rollins read the Pride Proclamation into record.

9. [Drought Watering Update](#)

Director of Public Works Don Villafana presented the drought watering update and answered questions from Council.

10. [COVID-19 Update](#)

Emergency Preparedness Manager Scott Matalon presented the Covid-19 update and answered questions from Council.

### CONSENT CALENDAR AGENDA

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

11. [Approved the Minutes of the City Council Regular Meeting of May 16, 2022](#)

12. [Received and Filed the Finance Cash Disbursements from May 10, 2022 through May 31, 2022](#)

13. [Approved the Purchase of 5 automated pay station system Parking Machine Upgrades from Pacific Systems Inc. at a cost of \\$44,781.25](#)

~~14. [Agreement with OpenGov, Inc. for the Purchase of Online Permitting and Plan Check, and Business License Software](#) This item was pulled from the Consent Calendar for further discussion and no action was taken during the Consent Calendar roll call vote.~~

15. [Authorized the City Manager to execute the Professional Services Agreement \(PSA\) with Water Resource Engineering Associates \(WREA\) for Engineering Design Services for Final Design of the Cross-Base Pipeline in the amount of \\$435,450](#)

16. [Adopted a Resolution for Fiscal Year 2022/2023 Budget for the List of Proposed Road Maintenance and Rehabilitation Projects for Submittal to the California Transportation Commission](#)

~~17. [Adoption of Negative Declaration for the Bubbling Springs Natural Channel Vegetation Removal Project](#) This item was pulled from the Consent Calendar for further discussion and no action was taken during the Consent Calendar roll call vote.~~

### CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION ROLL CALL VOTE

A motion was made by Councilmember Perez, seconded by Councilmember Hernandez, and passed unanimously to pull Consent Calendar item 14 for separate discussion.

AYES: Perez, Hernandez, Gama, Martinez, Rollins

NOES: None

A motion was made by Councilmember Gama, seconded by Councilmember Perez, and passed unanimously to pull Consent Calendar item 17 for separate discussion.

AYES: Gama, Perez, Hernandez, Martinez, Rollins  
NOES: None

**CONSENT CALENDAR ROLL CALL VOTE**

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, and passed unanimously, to approve consent calendar items 11 – 13, 15, and 16.

AYES: Gama, Hernandez, Perez, Martinez, Rollins  
NOES: None

**CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION**

14. [Agreement with OpenGov, Inc. for the Purchase of Online Permitting and Plan Check, and Business License Software](#)

*Recommendation:* Approve a three-year agreement with OpenGov, Inc. for \$255,540 to purchase online permitting and plan checking, and Business License software.

This item was pulled from the Consent Calendar by Councilmember Perez and Councilmember Gama for further discussion. Community Development Director Tony Stewart answered clarifying questions from Council.

**ROLL CALL VOTE**

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, and passed unanimously to approve consent calendar item 14 as presented.

AYES: Hernandez, Perez, Gama, Martinez, Rollins  
NOES: None

17. [Adoption of Negative Declaration for the Bubbling Springs Natural Channel Vegetation Removal Project](#)

*Recommendation:* That the City Council:

1. Adopt a Negative Declaration Resolution prepared for the Bubbling Springs Natural Channel Vegetation Removal Project and approve the project; and
2. Take such additional, related action that may be desirable

The item was pulled from the Consent Calendar by Councilmember Gama for further discussion. Analise Miller, Rincon Consultant, answered clarifying questions.

**ROLL CALL VOTE**

A motion was made by Councilmember Gama, seconded by Councilmember Perez, and passed unanimously to approve consent calendar item 17 as presented.

AYES: Gama, Perez, Hernandez, Martinez, Rollins  
NOES: None

**PUBLIC HEARING**

18. [Consideration of an Ordinance for Organic Waste Disposal Reduction, Recycling, and Solid Waste Collection per Senate Bill \(SB\) 1383](#)

Councilmember Gama left the meeting at 8:56 p.m. City Attorney Kevin Spaulding provided direction. Councilmember Gama returned to the meeting at 8:59 p.m. Mayor Rollins reminded Council to request permission should they need a brief recess.

The public hearing was opened at 8:59 p.m.

Mayor Rollins asked the Councilmembers if there were any conflicts of interest to disclose. No conflicts were disclosed by Council.

City Clerk affirmed Proof of Publication and a complete set of reports and exhibits were on file in the Office of the City Clerk.

Deputy Public Works Director Fred Camarillo presented the staff report and answered questions from Council.

There were no public comments.

The public hearing was closed at 9:37 p.m.

#### **ROLL CALL VOTE**

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, and passed unanimously, to introduce for first reading, by title only waiving first reading, and adopt an Ordinance of the City Council of the City of Port Hueneme, California, adding a new Part M (\*Regulating mandatory organic waste disposal reduction\*) to Article VII, Chapter 3, of the Port Hueneme Municipal Code.

AYES: Hernandez, Perez, Gama, Martinez, Rollins  
NOES: None

#### **RECESS CITY COUNCIL MEETING AND CALL TO ORDER SPECIAL JOINT SESSION OF THE PORT HUENEME CITY COUNCIL, THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY AND THE HOUSING SUCCESSOR AGENCY**

#### **CALL TO ORDER THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY**

Chair Rollins called the Successor Agency to the Port Hueneme Redevelopment Agency meeting to order at 9:39 p.m.

#### **SUCCESSOR AGENCY ROLL CALL**

Present: Members Gama, Hernandez, Perez; Vice-Chair Martinez, Chair Rollins

#### **CALL TO ORDER THE PORT HUENEME HOUSING SUCCESSOR AGENCY**

Chair Rollins called the Port Hueneme Housing Successor Agency meeting to order at 9:39 p.m.

#### **HOUSING SUCCESSOR AGENCY ROLL CALL**

Present: Members Gama, Hernandez, Perez; Vice-Chair Martinez, Chair Rollins

#### **BUSINESS ITEM**

19. [Joint Resolution Conveying APNs 206-0-031-130 and 206-0-031-090 from the City to Successor Agency and APNs 206-0-045-220 and 206-0-045-370 from the City to Housing Successor Agency](#)

City Attorney Kevin Spaulding presented the staff report.

#### **ROLL CALL VOTE**

A motion was made by Councilmember/Member Perez, seconded by Councilmember/Member Hernandez, and approved unanimously to approve a joint Resolution of the Successor Agency for the Port Hueneme Redevelopment Agency and the City Council of the City of Port Hueneme, California, conveying real property currently owned by the City to the Successor Agency to correct invalid land transfer in accordance

with Health & Safety Code Section 34167.5 – City to transfer property to Successor Agency and Housing Successor Agency; Successor Agency Acceptance of certain properties; Housing Successor Acceptance of certain properties.

AYES: Perez, Hernandez, Gama, Martinez, Rollins  
NOES: None

20. [Resolution Declaring Successor Agency and Housing Successor Agency Surplus Property](#)  
City Attorney Kevin Spaulding presented the staff report and answered questions from Council/Members.

**ROLL CALL VOTE**

A motion was made by Councilmember/Member Perez, seconded by Councilmember/Member Gama, and approved unanimously to adopt a joint Resolution declaring named Successor Agency and Housing Successor Agency parcels as surplus to the Agencies' own development needs, and therefore eligible to be disposed of in accordance with the California Surplus Lands Act – Successor Agency designation of its parcels; Housing Successor Agency designation of its parcels.

AYES: Perez, Gama, Hernandez, Martinez, Rollins  
NOES: None

**SUCCESSOR AGENCY MEMBERS' REPORTS, COMMENTS, & REQUEST FOR FUTURE AGENDA ITEMS – None.**

**ADJOURNMENT OF THE SPECIAL JOINT SESSION OF THE PORT HUENEME CITY COUNCIL, THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY AND THE HOUSING SUCCESSOR AGENCY**

The Special Joint Session of the Port Hueneme City Council, the Successor Agency to the Port Hueneme Redevelopment Agency and the Housing Successor Agency was adjourned at 9:53 p.m.

**RECONVENE CITY COUNCIL MEETING**

Mayor Rollins reconvened the City Council meeting at 9:54 p.m.

**BUSINESS ITEMS**

21. [Annual Assessments for Assessment District No. 87-1, Assessment District No. 91-1, and Assessment District No. 95-3](#)

Public Works Director Don Villafana presented the staff report. Public Works Director Don Villafana and City Attorney Kevin Spaulding answered questions from Council.

**ROLL CALL VOTE**

A motion was made by Councilmember Perez, seconded by Councilmember Hernandez, and approved unanimously to:

1. Adopt a Resolution of the City Council of the City of Port Hueneme, California, declaring its intention to order the levy and collection of assessments for Lighting Maintenance Assessment District No. 87-1 for the fiscal year beginning July 1, 2022, and ending June 30, 2023; and
2. Adopt a Resolution of the City Council of the City of Port Hueneme, California, declaring its intention to order the levy and collection of assessments for the Parkway and Median Assessment District No. 91-1 for the fiscal year beginning July 1, 2022, and ending June 30, 2023; and
3. Adopt a Resolution of the City Council of the City of Port Hueneme, California, declaring its intention to order the levy and collection of assessments for the Port

Hueneme Drainage Maintenance Assessment District No. 95-3 for the fiscal year beginning July 1, 2022, and ending June 30, 2023.

AYES: Perez, Hernandez, Gama, Martinez, Rollins

NOES: None

### **RECESS**

A motion was made by Mayor Rollins, seconded by Councilmember Gama, and passed unanimously, to have a 3 minute recess. Recess called at 10:06 p.m.

### **RECONVENE CITY COUNCIL MEETING**

The City Council meeting was reconvened at 10:14 p.m.

#### **22. [Award Contract for Council Chamber Audio/Visual System Upgrade](#)**

IT Manager Aaron Wedemeyer presented the staff report and answered questions from Council.

#### **ROLL CALL VOTE**

A motion was made by Councilmember Gama, seconded by Councilmember Perez, and passed unanimously, to award a contract to Western Audio Video and Security (WAVS) for upgrade to the Council Chamber Audio/Video (A/V) system, and authorize the City Manager to execute a contract subject to review and approval of the City Attorney.

AYES: Gama, Perez, Hernandez, Martinez, Rollins

NOES: None

#### **23. [Municipal Ordinance Prohibiting Animals on Hueneme Beach](#)**

Deputy City Manager Peretz presented the report and PowerPoint presentation and answered questions from Council.

Public Comments were provided by the following:

- Alecia Smith
- Cynthia Hartley
- Stella Violano

Written Public Comments were provided by the following:

- David Magallanes
- Jeffrey Heman
- Phillip B. Thomason
- Juliet
- Christina Zubko
- Katy Odea

Council comments and discussion followed. In response to Council, City Attorney Kevin Spaulding, City Manager Brick Conners, and Deputy City Manager Peretz provided clarification.

#### **ROLL CALL VOTE**

A motion was made by Mayor Pro Tem Martinez, seconded by Councilmember Perez, and passed by majority vote 4-1, for staff to bring back an ordinance, for Council consideration, that would allow dogs in the subject area to the northern most part of the beach, near the lighthouse, and for staff to research costs.

AYES: Martinez, Perez, Gama, Rollins

NOES: Hernandez



24. Ratification and Consideration of Remote Meetings Pursuant to Government Code Section 54953(e)

City Attorney Kevin Spaulding presented the staff report.

**ROLL CALL VOTE**

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, and passed by majority vote 4-1, to approve remote meetings for 30 days and made the following findings:

1. The state of emergency continues to directly impact the ability of the members to meet safely in person; or
2. State or local officials continue to impose or recommend measures to promote social distancing.

AYES: Hernandez, Perez, Martinez, Rollins

NOES: Gama

**CITY MANAGER COMMENTS AND REPORTS**

City Manager Connors provided comments and reports regarding the following topics:

- Public Safety Team; Speed Cushions; and Traffic Issues/Mitigation
- Annual Law Enforcement Special Olympics Torch Run

**COUNCIL MEMBERS' REPORTS AND COMMENTS**

Council provided comments and reports regarding the following topics:

**Mayor Pro Tem Martinez:**

- Upcoming REACH Meeting

**Councilmember Perez:**

- Brown Act Concerns
- Oxnard Memorial Day Event for Ron Helus

**Councilmember Hernandez:**

- Oxnard Memorial Day Event
- Ventura Regional Sanitation District (VRSD)
- Southern California Edison GAP Meeting
- Volunteered at Habitat for Humanity
- Brown Act Concerns and Violations
- Upcoming Sand Summit

**Councilmember Gama:**

- Brown Act Violations
- Coastal Commission - Sand & Dredging
- Upcoming Sand Summit

**Mayor Rollins:**

- Council Decorum
- RDD 22 Meeting
- Hydrogen Bus Ride
- Ventura County Transportation – Emphasis on Infrastructure
- Upcoming REACH Meeting
- Air Pollution Control Meeting

## REQUEST FOR FUTURE AGENDA ITEMS

**Councilmember Perez** requested that the City host a Wellness Fair.

### ROLL CALL VOTE

A motion was made by Councilmember Perez, seconded by Mayor Pro Tem Martinez, and passed unanimously, to add the item to a future Council agenda.

AYES: Perez, Martinez, Gama, Hernandez, Rollins

NOES: None

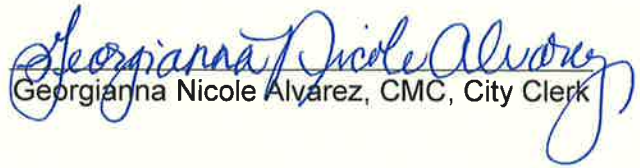
### ADJOURNMENT 11:47pm

The City Council adjourned at 11:47 p.m. to the next regular meeting of the City Council scheduled for Monday, June 20, 2022, at 6:30 p.m.

**Minutes approved by City Council: June 20, 2022**



Richard Rollins, Mayor



Georgianna Nicole Alvarez, CMC, City Clerk