



# City of Port Hueneme

## City Council Regular Meeting Minutes

October 3, 2022

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

5:00 p.m. Closed Session | 6:30 p.m. (In-Person and Virtually)

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/89817783508?pwd=Mkx4cHRXZkMxQUkxZnh3Nm9NQ1OQT09>  
Dial by your location: Meeting ID: 898 1778 3508 / Passcode: 456275  
+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 and virtual public comments may be made during the opportunities for General Public Comment. 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 the item.
- Written comments are requested to be received by 5:00 pm and can be submitted to the City Clerk at: [clerk@ci.port-hueneme.ca.us](mailto:clerk@ci.port-hueneme.ca.us). Please enter "City Council Public Comment" in the Subject line.
- 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)

### 5:00 P.M. – CITY COUNCIL CLOSED SESSION AGENDA

#### CALL TO ORDER

Mayor Rollins called the closed session meeting to order at 5:00 p.m.

#### ROLL CALL

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

Absent: None

#### GENERAL PUBLIC COMMENT

Public comment was provided by Scott Matalon on behalf of the Unrepresented Executive Management and Management and Professional Employees in regards to Closed Session Item A.

#### CLOSED SESSION ITEMS

City Attorney Kevin Spaulding read the closed session items into the record.

##### A. CONFERENCE WITH LABOR NEGOTIATORS

Authority: Government Code § 54957.6

AGENCY DESIGNATED REPRESENTATIVES: Brad Conners, City Manager; Charles Peretz, Deputy City Manager; and Kevin Spaulding, City Attorney

EMPLOYEE ASSOCIATION: Unrepresented Executive Management and Management and Professional Employees

**B. CONFERENCE WITH LABOR NEGOTIATORS**

Authority: Government Code § 54957.6

AGENCY DESIGNATED REPRESENTATIVES: Brad Conners, City Manager; Charles Peretz, Deputy City Manager; and Kevin Spaulding, City Attorney

EMPLOYEE ASSOCIATION: Port Hueneme Police Officers' Association (POA)

**C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Authority: Government Code § 54957 (b)(1)

Position: City Manager

**D. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Authority: Government Code § 54957 (b)(1)

Position: City Attorney

A motion was made by Councilmember Perez, seconded by Mayor Rollins to consider Closed Session Item C, Public Employee Performance Evaluation of the City Manager first.

*Motion passed 4-1 as follows:*

AYES: Gama, Hernandez, Perez, Rollins

NOES: Martinez; ABSENT: None; ABSTAIN: None

Councilmember Perez disclosed a conflict of interest for Closed Session Item B, Conference with Labor Negotiators for POA, due to potential spousal income.

**RECESS TO CLOSED SESSION**

Mayor Rollins recessed to the closed session meeting at 5:08 p.m.

Councilmember Perez recused herself and left the meeting at 5:35 p.m. Councilmember Perez returned to the meeting at approximately 6:20 p.m.

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

**CALL TO ORDER / FLAG SALUTE**

Mayor Rollins called the meeting to order at 6:30 p.m. Mayor Pro Tem Martinez led the flag salute.

**ROLL CALL**

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

Absent: None

**INSPIRATION**

Mayor Rollins provided the inspiration.

**CLOSED SESSION REPORT**

City Attorney Kevin Spaulding reported one action related to Closed Session Item B, Conference with Labor Negotiators for Unrepresented Executive Management and Management and Professional Employees, indicating that an agreement was reached and the specifics of that agreement would be agendized at the next meeting where it will be adopted via resolution. City Attorney Kevin Spaulding additionally reported that Closed Session Item C, Public Employee Performance Evaluation for the City Manager, was deferred to the end of tonight's meeting and Closed Session Item D, Public Employee Performance Evaluation for the City Attorney, was deferred to a date uncertain and will be posted on an agenda.

**GENERAL PUBLIC COMMENT**– None.

## AGENDA APPROVAL FOR CITY COUNCIL

### City Council Agenda Approval

A motion was made by Councilmember Gama, seconded by Councilmember Perez, and passed unanimously to approve the City Council Agenda of October 3, 2022.

## PRESENTATIONS

1. *Swearing In Badge Ceremony for Police Officer Saldivar and Police Officer Frum*  
Police Chief Andrew Salinas provided a brief biography of each officer. Police Officer Saldivar was presented with a new badge and was pinned by his wife and daughter. City Clerk Georgianna Alvarez administered the oaths of office.
2. *Breast Cancer Awareness Month Proclamation*  
Police Chief Andrew Salinas read the proclamation recognizing October 2022, as Breast Cancer Awareness Month in the City of Port Hueneme and encouraged the community to help raise awareness and support in the fight against breast cancer.
3. *Domestic Violence Awareness Month Proclamation*  
Police Chief Andrew Salinas read the proclamation into record recognizing October 2022, as "Domestic Violence Awareness Month" in the City of Port Hueneme and encouraged the community to participate in programs and outreach efforts aimed towards educating and supporting those who are victims of domestic violence.
4. *National Community Planning Month Proclamation*  
Community Development Director Tony Stewart read the proclamation into record designating the month of October 2022 as Community Planning Month in the City of Port Hueneme in conjunction with the celebration of National Community Planning Month.
5. *Hueneme Beach Festival Wrap Up*  
Maya Zumaya and Steve Kinney presented a Power Point presentation regarding the Hueneme Beach Festival and answered questions from Council.

## CONSENT CALENDAR AGENDA

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, to approve Consent Calendar Item Nos. 6 –11 as presented.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, Perez, Martinez, Rollins

NOES: None; ABSENT: None; ABSTAIN: None

City Council:

6. [Minutes](#)

Approved the September 19, City Council Regular Meeting Minutes.

7. [Register of Disbursements](#)

Received and filed the City's Register of Disbursements for the period of September 13, 2022 through September 27, 2022.

8. [Second Reading, by Title Only, Waiving Full Reading, and Adoption of Ordinance Approving Development Agreement No. PHDA-850 Major Mod. #1, Wheelhouse Professional Management, LLC Cannabis Consumption Lounge, Located at 521 W. Channel Islands Blvd., #5-6](#)

Read by title only, waiving a full reading of the ordinance, and adopted the proposed ordinance entitled, "An Ordinance of the City Council of the City of Port Hueneme, California, approving and adopting a development agreement under Government Code Sections 65864 to 65869.5 and Ordinance No. 784 of the Port Hueneme Municipal Code relating to the modified operation of a cannabis facility for Westside Professional Management, LLC," - Development Agreement No. PHDA-850, Major Modification #1.

9. [Resolution Rescinding Resolution No. 2765, Relating to Permit Parking for Certain Specified Streets Surrounding Bubbling Springs Park](#)

Adopted a Resolution entitled, "A Resolution of the City Council of the City of Port Hueneme, California, Rescinding Resolution No. 2765, Relating to Permit Parking for Certain Specified Streets Surrounding Bubbling Springs Park".

10. [Authorization for Out of State Travel – Training](#)

Authorized Acting Detective Sergeant Baltazar Tapia to attend Introduction to Geolocation Data for Law Enforcement Investigations at the FBI's National Domestic Communications Center in Fredericksburg, Virginia from October 18-October 20, 2022.

11. [Cost Allocation Plan Services](#)

Authorized staff to proceed with a Request for Proposal (RFP) for a City-Wide Cost Allocation Plan (CAP).

## **PUBLIC HEARINGS**

12. [Planned Development No. PHPD-902 \(Major Modification No. 1 to PHPD-670\) - Port of Hueneme Landscaping](#)

There were no conflicts of interest disclosed.

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

Community Development Director Tony Stewart presented the report and a PowerPoint presentation; and answered questions from Council.

A PowerPoint presentation was presented by representatives of the Port: Engineering Specialist Rodrigo Zaragoza and Chief Operating Officer Christina Birdsey; and President Jack Kiesel and Landscape Architect Benjamin Perez from Kiesel Design.

The public hearing was opened at 7:50 p.m.

Public comment was provided by Zoom screen name "vinitaanand".

The public hearing was closed at 7:55 p.m.

A motion was made by Councilmember Perez, seconded by Councilmember Hernandez, to adopt a Resolution entitled, "A Resolution of the City Council of the City of Port

Hueneme, California, Granting Approval of Planned Development Permit No. PHPD-902 (Port of Hueneme Landscaping)"; and take such additional, related, action that may be desirable.

Questions and discussion followed.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, Perez, Martinez, Rollins

NOES: None; ABSENT: None; ABSTAIN: None

13. [Re-Adoption of the Housing Element of the Port Hueneme General Plan](#)

There were no conflicts of interest disclosed.

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

Community Development Director Tony Stewart presented the report and answered questions from Council.

The public hearing was opened at 8:22 p.m.

There were no public comments.

The public hearing was closed at 8:24 p.m.

A motion was made by Councilmember Hernandez, seconded by Councilmember Perez, to adopt Resolution re-approving the Housing Element Component of the Port Hueneme General Plan Update No. PHGP-872; and take such additional, related, action that may be desirable.

*Motion passed 5-0 by Roll Call Vote as follows:*

AYES: Gama, Hernandez, Perez, Martinez, Rollins

NOES: None; ABSENT: None; ABSTAIN: None

## **BUSINESS ITEMS**

14. [Introduce Ordinance to Adopt 2022 Editions of the California Building Standards Code](#)

Building Official Ed McGee presented the report and answered questions from Council.

There were no public comments.

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

1. Introduce for first reading, by title only, and waive further reading of an Ordinance entitled, "An Ordinance of the City Council of the City of Port Hueneme, California, Amending Article VIII, Building Regulations, of the Port Hueneme Municipal Code Incorporating the California Building Standards Code by Reference as Follows: (1) California Building Code (CBC) With Appendices C, I and J, California Residential Code (CRC) With Appendix AH, and California Green Building Standards Code (CGBSC), 2022 Editions; (2) California Electrical Code (CEC), 2022 Edition; (3) California Plumbing Code (CPC), 2022 Edition; (4) California Mechanical Code (CMC), 2022 Edition; (5) California Administrative Code (CAC), 2022 Edition; (6) California Energy Code (CENC), 2022 Edition; (7) California Existing Building Code (CEBC), 2022 Edition; (8) International Property Maintenance Code (IPMC), 2021

- Edition; (9) International Swimming Pool And Spa Code (ISPSC), 2021 Edition; (10) Gypsum Association Fire Resistive Design Manual, Twenty-Third Edition, GA-600-2021; and Making Miscellaneous Revisions to Article VIII, Building Regulations, to Provide Consistency with the California Building Standards Code; and
2. Schedule a public hearing for the City Council's November 7, 2022 meeting to consider adoption of the proposed Ordinance; and
  3. Designate the City Clerk to publish a summary of the proposed Ordinance at least five days before the City Council meeting at which the proposed Ordinance is to be considered for adoption.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, Perez, Martinez, Rollins

NOES: None; ABSENT: None; ABSTAIN: None

### **CITY MANAGER COMMENTS AND REPORTS**

City Manager Brick Conners provided comments and reports regarding the following topics:

- Chief of Police recruitment
- Community Forum, October 25, 2022
- Announced Events:
  - October 8, 2022, Movie Night Ghostbusters
  - October 20, 2022, Spooktacular
  - November 11, 2022, Veterans Day Ceremony
- Passed Events, Community Engagement, and Advertising of Events

### **COUNCILMEMBERS' REPORTS AND COMMENTS**

#### **Mayor Pro Tem Martinez:**

- Potential hosting of volley ball coaching at the beach and basketball event

#### **Councilmember Perez:**

- Thanked Housing & Facilities for their prompt response to a plumbing issue at the Beach Festival

#### **Mayor Pro Tem Martinez:**

- Thanked the Port for the Banana Festival

#### **Councilmember Hernandez:**

- Thanked staff and Habitat for Humanity for a successful event and congratulated the new residents
- Requested to adjourn the meeting in memory of Saul Ygnacio Martinez and Misael Sanchez

#### **Councilmember Gama:**

- Violence in the community
- Public Service Announcement for prostate cancer and breast cancer
- High school football – Ojai Hueneme Vikings
- September is National Prostate Cancer Awareness Month
- Habitat for Humanity event
- Touch-a-Truck event
- Learn to Swim Program and thanked Oxnard Union High School District (OUHSD) for their partnership

Councilmember Hernandez excused herself from the meeting at 8:44 p.m.

**Councilmember Perez:**

- Shout out to Parks and Recreation for all the events they are having

Councilmember Hernandez returned to the meeting at 8:46 p.m.

**Mayor Rollins:**

- Recreation events
- Navy League Fundraiser at Ottavios Restaurant, October 4, 2022
- Clean Air Day
- Upcoming meetings for Gold Coast Transit, Regional Defense Partnership for the 21<sup>st</sup> Century, Ventura County Transportation Commission, and Southern California Association of Governments
- Pickleball fundraiser for youth peer recovery center in Oxnard

**REQUEST FOR FUTURE AGENDA ITEMS – None.**

**RECESS TO CLOSED SESSION**

City Attorney Kevin Spaulding read Closed Session Item C into the record and reminded that Closed Session Item D, Public Employee Performance Evaluation of the City Attorney, would be deferred to a date uncertain.

**C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Authority: Government Code § 54957 (b)(1)

Position: City Manager

Mayor Rollins recessed to the closed session meeting at 8:49 p.m.

**RECONVENE CITY COUNCIL MEETING**

Mayor Rollins reconvened the meeting at 9:46 p.m.


**CLOSED SESSION REPORT**

City Attorney Kevin Spaulding indicated that there was no reportable action taken.

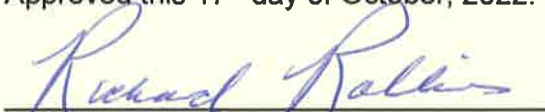
**ADJOURNMENT**

The City Council adjourned at 9:47 p.m. to its next regular meeting scheduled for Monday, October 17, 2022, at 6:30 p.m.

Respectfully Submitted:

  
Georgianna Nicole Alvarez, CMC, CPMC  
City Clerk

Approved this 17<sup>th</sup> day of October, 2022:

  
Richard Rollins, Mayor