



# CITY OF PORT HUENEME

## City Council Regular Meeting Minutes Housing Authority Regular Meeting Minutes

**October 2, 2023**

**Port Hueneme City Hall  
250 North Ventura Road, Port Hueneme, CA 93041  
(In-Person and Virtually via Zoom)**

**5:30 PM Closed Session | 6:30 PM**

*The following information was provided 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/81695182862?pwd=bUZwNUxrWVhnUGp1R3RhVkcybStTZz09>  
*Dial by your location: Meeting ID: 816 9518 2862 / Passcode: 080343*  
*+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>*
- *Public comments may be submitted in person, virtually via Zoom, or written. In-person and virtual comments should be no longer than 3 minutes.*  
*In-Person: Complete a speaker request form located at the entrance of the Council Chamber and give it to the City/Authority Clerk. Your name will be called when it is your turn to speak.*  
*Virtually via Zoom: Access the meeting Zoom link to provide real-time (virtual) comments at appropriate public comment times throughout the meeting by using the raise hand feature.*  
*Written: All written public comments should be no more than 500 words and are subject to the Public Records Request Act. Written comments should be submitted to the City/Authority Clerk by 5:00 p.m. on the day of the City Council/Housing Authority meeting by email or directly to the City/Authority Clerk's Office. Email [clerk@cityofporthueneme.org](mailto:clerk@cityofporthueneme.org) and enter "City Council (or Housing Authority) Public Comment" in the Subject line (and agenda item number if applicable).*  
*Mail or drop off written comments to the City/Authority Clerk's Office located at 250 N. Ventura Road, Port Hueneme, CA 93041. Please clearly mark envelope with "City Council (or Housing Authority) Public Comment and meeting date".*
- *Additional electronic meeting guidelines can be found at the end of the agenda.*

### **5:30 PM – CITY COUNCIL CLOSED SESSION AGENDA**

#### **CALL TO ORDER**

Mayor Martinez called the closed session meeting to order at 5:30 p.m.

#### **ROLL CALL**

Present: Councilmembers Steven A. Gama, Laura D. Hernandez, Martha R. McQueen-Legohn;  
Mayor Pro Tem Misty Perez; Mayor Roberto "Bobby" Martinez  
Absent: None

**PUBLIC COMMENT – None.**

#### **CLOSED SESSION ITEMS**

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

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Authority: Government Code section 54956.8

PROPERTIES: 100 Ponomo Street, Port Hueneme, CA (APN 206-0-091-285, -305).

AGENCY NEGOTIATORS: James Vega, City Manager; Kevin Spaulding, City Attorney;  
Tony Stewart, Community Development

NEGOTIATING PARTIES: City of Port Hueneme and Oxnard Harbor District

UNDER NEGOTIATION: Negotiate price and terms of payment

**CONFLICT OF INTEREST DECLARATION**

Mayor Martinez declared a conflict of interest due to the proximity of his residence and the subject property listed in Closed Session Item A referenced above.

**RECESS TO CLOSED SESSION**

Mayor Martinez recessed to the closed session meeting at 5:31 p.m. Mayor Martinez was not present for closed session.

**6:30 PM CITY COUNCIL REGULAR MEETING AGENDA**

**CALL TO ORDER / FLAG SALUTE**

Mayor Martinez called the meeting to order at 6:33 p.m. and led the flag salute.

**ROLL CALL**

Present: Councilmembers Steven A. Gama, Laura D. Hernandez, Martha R. McQueen-Legohn;  
Mayor Pro Tem Misty Perez; Mayor Roberto "Bobby" Martinez

Absent: None

**INSPIRATION**

Given by Mayor Martinez

**CLOSED SESSION REPORT**

City Attorney Kevin Spaulding provided the closed session report indicating no reportable action.

**PUBLIC COMMENT**

Public Comment was provided by the following:

- Timothy Furgal (in person)

**AGENDA APPROVAL FOR CITY COUNCIL**

City Council Agenda

A motion was made by Mayor Pro Tem Perez, seconded by Councilmember McQueen-Legohn, and passed unanimously to approve the City Council Agenda of October 2, 2023.

**CONFLICT OF INTEREST DECLARATION**

Mayor Martinez announced that he would be recusing himself from recommendation no. 3 of Item No. 13 regarding teacher leave reimbursement for substitute teacher costs since the subject matter pertains to him.

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

Mayor Martinez recessed the City Council Meeting and called the Housing Authority Regular meeting to order at 6:39 p.m.

**ROLL CALL**

Present: Members, Johnny Brown, Steven A. Gama, Laura D. Hernandez, and Martha R. McQueen-Legohn; Vice Chair Misty Perez; and, Chair Roberto "Bobby" Martinez

Absent: Robert Blackwell

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

**HOUSING AUTHORITY CONSENT CALENDAR**

A motion was made by Member Gama, seconded by Vice Chair Perez, to approve the Consent Calendar as presented.

*Motion passed 6-0-1-0 as follows:*

AYES: Brown, Gama, Hernandez, McQueen-Legohn, Perez, Martinez

NOES: None; ABSENT: Blackwell; ABSTAIN: None

Authority Members:

1. Minutes

Approved the July 17, 2023, Housing Authority Special Meeting Minutes.

2. Register of Disbursements

Received and filed the Housing Authority's register of disbursements for the period of July 12, 2023 through September 22, 2023.

**HOUSING AUTHORITY BUSINESS ITEMS**

3. HUD Action Plan for Late Submission Financial Statements

*Recommendation:* Authorize staff to submit the attached letter/action plan (Attachment B) to the U.S. Department of Housing and Urban Development.

City Manager James Vega presented the staff report. Questions followed. There were no public comments.

A motion was made by Member Gama, seconded by Vice Chair Perez, to authorize staff to submit the attached letter/action plan (Attachment B) to the U.S. Department of Housing and Urban Development.

*Motion passed 6-0-1-0 as follows:*

AYES: Brown, Gama, Hernandez, McQueen-Legohn, Perez, Martinez

NOES: None; ABSENT: Blackwell; ABSTAIN: None

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

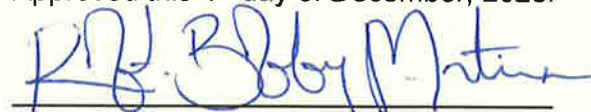
**ADJOURNMENT OF THE PORT HUENEME HOUSING AUTHORITY REGULAR MEETING**

The Port Hueneme Housing Authority adjourned at 6:51 p.m. to its next regular meeting scheduled for November 6, 2023, at 6:30 p.m.

Respectfully Submitted:

  
Georgianna Nicole Alvarez, MMC, CPMC  
Authority Clerk

Approved this 4<sup>th</sup> day of December, 2023:

  
Roberto "Bobby" Martinez, Chair

## RECONVENE CITY COUNCIL REGULAR MEETING

Mayor Martinez reconvened the City Council Regular Meeting at 6:51 p.m.

### PRESENTATIONS

4. *Anacappuccino 20<sup>th</sup> Anniversary Proclamation*  
Councilmember Gama and Mayor Martinez read a proclamation into record and presented it to Jessica Lamb, recognizing Anacappuccino for their contributions and dedicated service to the City of Port Hueneme over the past 20 years, and joined in the celebration of their 20<sup>th</sup> Anniversary, offering congratulations and continued success in the future. A public comment was provided in person by Rich Rollins.
5. *Breast Cancer Awareness Month Proclamation*  
Commander Albertson read a proclamation into record recognizing October, 2023, 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.
6. *Domestic Violence Awareness Month Proclamation*  
Commander Albertson read a proclamation into record recognizing October, 2023, 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.

### CONSENT CALENDAR

A motion was made by Councilmember Hernandez, seconded by Mayor Pro Tem Perez, to approve the Consent Calendar Item Nos. 1 – 10 as presented. No vote was taken as City Manager James Vega interjected a point of clarification regarding the 5-year on call professional services agreements indicating that the intent is not to bypass any bidding process and is not applicable to public projects that need to be bid.

A motion was made by Councilmember Gama, seconded by Mayor Pro Tem Perez, to pull Consent Calendar Item No. 10 for discussion and approve Consent Calendar Item Nos. 7 – 9 as presented.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, McQueen-Legohn, Perez, Martinez

NOES: None; ABSENT: None; ABSTAIN: None

City Council:

7. Minutes  
Approved the September 18, 2023, City Council Regular Meeting Minutes and the September 19, 2023, City Council Special Meeting Minutes.
8. Register of Disbursements  
Received and filed the City's register of disbursements for the period of September 9, 2023 through September 22, 2023.
9. Second Reading by Title Only, Waiving Further Reading of an Ordinance Amending Article III, Chapter 3, Part A, Division 15 of the Port Hueneme Municipal Code  
Adopted Ordinance No. 793, entitled, "An Ordinance of the City Council of the City of Port Hueneme Amending Chapter 3 of Article III of the Municipal Code as Respects Certain Vehicular Traffic Regulations"

## CONSENT CALENDAR ITEM PULLED FOR DISCUSSION

10. Five-Year On-Call Professional Services Agreements – Phase Two

*Recommendation:* Authorize the City Manager to execute 22 Professional Services agreements, approved as to form by the City Attorney, to cover 18 disciplines of work, identified by disciplines, professional services and technical support services for Capital Improvement Projects (CIP) related services over a five-year period (October 2, 2023 to October 1, 2028); not-to-exceed limit of \$75,000 per task order.

Principal Engineer Charles Cable answered clarifying questions.

A motion was made by Councilmember Gama, seconded by Mayor Pro Tem Perez, to approve Consent Calendar item No. 10 as presented.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, McQueen-Legohn, Perez, Martinez

NOES: None; ABSENT: None; ABSTAIN: None

**PUBLIC HEARINGS** – None.

### BUSINESS ITEMS

11. Rent Stabilization and Tenant Protection

*Recommendation:* Receive a report on the Statewide Rent Stabilization Ordinance, and the City's authority related to rent stabilization and tenant protection measures, and provide direction.

City Manager James Vega presented the report. Questions followed.

Public comments were provided in person by the following:

- Janet Sprissler
- Julio Gomez
- Juliet Esquibias
- Luis Mendez
- Adela Trainor

Public Comments were provided virtually via Zoom by the following:

- Janet Gagnon
- Maria Navarro

Public comments were submitted in writing and read by City Clerk Georgianna Alvarez by the following:

- David Scrivner
- Kelly Wilmer
- Jeffrey Scarberry
- Kiran Locke
- Ventura County Coastal Association of Realtors (VCCAR)

A motion was made by Mayor Martinez, seconded by Mayor Pro Tem Perez, to receive and file the report.

Discussion followed. Councilmember Hernandez indicated she would like to amend the motion to include direction to staff to continue the discussion to work with the VCCAR and other organizations that are out there to find out ways to assist residents and potential need. There was no indication of acceptance of the amended motion. Discussion continued.

Mayor Martinez amended his motion to receive and file the report and to provide educational information that will be readily accessible to the public such as on a video placed on the website. Councilmember Gama seconded the motion.

*Motion passed 5-0 as follows:*

AYES: Gama, Hernandez, McQueen-Legohn, Perez, Martinez

NOES: None; ABSENT: None; ABSTAIN: None

12. City Mural Project

*Recommendation:* Determine whether to authorize the City Manager to execute an agreement, approved as to form by the City Attorney, with the Oxnard Performing Arts Center for a term of two years and not to exceed the amount of \$35,000 for the production of a permanent mural plus up to \$12,000 for two temporary mural projects.

City Manager James Vega presented the report. Councilmember Hernandez presented the recommendation. Questions and comments followed. Oxnard Performing Arts Center Executive Director and Project Lead Carolyn Merino Mullin and Oxnard Performing Arts Center Arts Consultant and Curator Rafael Perea de la Cabada provided input.

There were no public comments.

A motion was made by Councilmember McQueen-Legohn, seconded by Mayor Pro Tem Perez, to authorize the City Manager to execute an agreement, approved as to form by the City Attorney, with the Oxnard Performing Arts Center for a term of two years and not to exceed the amount of \$35,000 for the production of a permanent mural plus up to \$12,000 for two temporary mural projects. Confirmation was given that the funds would be coming from the Community Benefit Fund.

Councilmember Gama indicated he would like Council to consider amending the motion to involve the high school art departments in the community. Comments followed. There was no indication of acceptance of the amended motion. Vote proceeded with the original motion and second on the floor.

*Motion passed 4-1 as follows:*

AYES: Hernandez, McQueen-Legohn, Perez, Martinez

NOES: Gama; ABSENT: None; ABSTAIN: None

13. Committee Request for Assistance with the Formation and Ongoing Support of the Port Hueneme Non-Profit Sister City Organization and Out of State Travel Request

*Recommendation:*

1. Consider the Committee request to utilize staff and contract resources to formulate a non-profit Port Hueneme Sister City Association and provide other specified support;
2. Consider the Committee request to Authorize out of state travel for Mayor Bobby Martinez and Councilmember Laura Hernandez to represent the City of Port Hueneme in Puerto Vallarta in association with Port Hueneme's Sister City partnership; and

3. If out of state travel is approved, consider the Committee request to authorize teacher leave reimbursement for substitute teacher costs pursuant to Education Code Section 44987.3(b), in the amount of \$600, payable to the Oxnard Unified School District, to cover Mayor Bobby Martinez's absence from Tuesday, October 31, 2023, through Friday, November 3, 2023.

City Manager James Vega presented the report. Questions and comments followed.

A public comment was provided in person by Rich Rollins.

Mayor Martinez announced that the first two recommendations will be considered first so he can participate and then he will recuse himself from recommendation item no. 3 as the subject matter pertains to him.

A motion was made by Councilmember Hernandez to:

1. Consider the Committee request to utilize staff and contract resources to formulate a non-profit Port Hueneme Sister City Association and provide other specified support; and
2. Consider the Committee request to Authorize out of state travel for Mayor Bobby Martinez and Councilmember Laura Hernandez to represent the City of Port Hueneme in Puerto Vallarta in association with Port Hueneme's Sister City partnership.

Councilmember McQueen-Legohn requested to amend the motion to approve staff recommendation nos. 1 and 2 and note for the record that that the max hours stated in the document are not to be exceeded and should more time be needed the request would come back to Council for approval. Councilmember McQueen-Legohn clarified it is not a request to amend the motion, but a new motion. Discussion followed.

Councilmember McQueen-Legohn amended her motion to approve staff recommendation nos. 1 and 2, to stay within the listed time frames for each of the staff's support, and that the staff support the committee for up to 6 meetings or one year. The motion was seconded by Mayor Pro Tem Perez.

*Motion passed 4-1 as follows:*

AYES: Hernandez, McQueen-Legohn, Perez, Martinez

NOES: Gama; ABSENT: None; ABSTAIN: None

Mayor Martinez recused himself from recommendation item no. 3, turned the meeting over to Mayor Pro Tem Perez and left the meeting at 9:28 p.m.

A motion was made by Councilmember Hernandez to authorize teacher leave reimbursement for substitute teacher costs pursuant to Education Code Section 44987.3(b), in the amount of \$600, payable to the Oxnard Unified School District, to cover Mayor Bobby Martinez's absence from Tuesday, October 31, 2023, through Friday, November 3, 2023.

Councilmember Hernandez amended her motion to make sure it reads Oxnard "Union"; authorize teacher leave reimbursement for substitute teacher costs pursuant to Education Code Section 44987.3(b), in the amount of \$600, payable to the Oxnard Union School District, to cover Mayor Bobby Martinez's absence from Tuesday, October 31, 2023, through Friday, November 3, 2023. The motion was seconded by Councilmember McQueen-Legohn.

*Motion passed 3-1 as follows:*

AYES: Hernandez, McQueen-Legohn, Perez,

NOES: Gama; ABSENT: None; ABSTAIN: Martinez

### CITY MANAGER COMMENTS

- Touch-a-Truck
- Upcoming City Council meeting topics
- Measure U Committee meeting
- Road closure

### COUNCILMEMBERS' REPORTS AND COMMENTS

Council provided comments and reports regarding the following topics:

Councilmember McQueen-Legohn:

- Attending Friends of the Library High Tea
- Attending United Water Conservation District Tour
- Banana Festival
- Thanked City Manager James Vega

Councilmember Gama:

- California Coastal Clean Up
- Snowy Plover nesting area

Councilmember Hernandez:

- Attending all committee meetings and Attended Cal Cities Annual Conference
- California Coastal Cleanup
- Attended Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) meeting

Mayor Pro Tem Perez:

- Attended Committee meetings, no details relevant to Port Hueneme

Mayor Martinez:

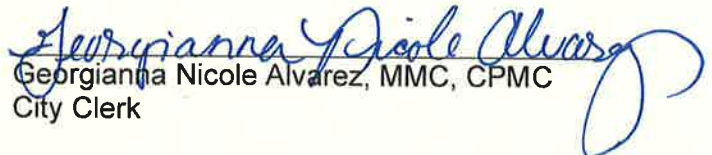
- None

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

### ADJOURNMENT

The City Council adjourned at 9:44 p.m. to its next regular meeting scheduled for Monday, October 16, 2023, at 6:30 p.m.

Respectfully Submitted:

  
Georgianna Nicole Alvarez, MMC, CPMC  
City Clerk

Approved this 16<sup>th</sup> day of October, 2023:

  
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Roberto "Bobby" Martinez, Mayor