



# City of Port Hueneme

## City Council Regular Meeting Minutes Surplus Property Authority Board Special Meeting Minutes Port Hueneme Housing Authority Board Special Meeting Minutes

June 21, 2021

Port Hueneme City Hall: 250 North Ventura Road  
Port Hueneme, CA 93041 (Virtual Meeting Broadcast Live)

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

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 AND THE ORDERS OF THE VENTURA COUNTY PUBLIC HEALTH OFFICER ISSUED MARCH 20, 2020 (STAY WELL AT HOME ORDER)**

*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:*

- Meetings can be viewed live at: <http://porthuenemeca.suiteonemedia.com/web/Home.aspx>
- Public Comments can be submitted to [kbuxkemper@ci.port-hueneme.ca.us](mailto:kbuxkemper@ci.port-hueneme.ca.us) and must be received by 5:00p.m. on June 21, 2021 in order to be considered by City Council. All comments will be part of the official record and minutes will notate all submissions
- Additional electronic meeting guidelines can be found [here](#) and 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)

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

**CALL TO ORDER** Mayor Gama called the closed session meeting to order at 5:47 p.m.

### ROLL CALL

Present: Council Members Hernandez, Martinez, Perez; Mayor Pro Tem Rollins; Mayor Gama  
Absent: None

### GENERAL PUBLIC COMMENT (10 Minutes)

No closed session general public comments were submitted.

### CLOSED SESSION ITEMS

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

#### 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

Mayor Gama asked if Council had any conflict of interest disclosures with the above listed item. Councilmember Martinez stated a conflict of interest living within 500 feet from the property being

addressed in closed session. Councilmember Martinez was placed in a waiting room and removed from the closed session discussion.

**RECESS TO CLOSED SESSION** Mayor Gama recessed the closed session meeting at 5:49 p.m.

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

**CALL TO ORDER / FLAG SALUTE** Mayor Gama called the meeting to order at 6:30 p.m. and lead the flag salute.

**ROLL CALL**

Present: Council Members Hernandez, Martinez (arrived at 6:34p.m.), Perez; Mayor Pro Tem Rollins; and Mayor Gama

Absent: None

**CLOSED SESSION REPORT** Deputy City Attorney Kevin Spaulding provided the closed session report indicating no reportable action.

**INSPIRATION** Councilmember Hernandez provided the inspiration.

**AGENDA APPROVAL FOR CITY COUNCIL**

[City Council Agenda Approval](#)

A motion was made by Mayor Pro Tem Rollins, seconded by Mayor Gama and unanimously passed to approve the City Council Agenda of June 21, 2021.

AYES: Rollins, Gama, Hernandez, Martinez, Perez

**RECESS TO SPECIAL HOUSING AUTHORITY MEETING**

**ROLL CALL HOUSING AUTHORITY**

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

Absent: None

**AGENDA APPROVAL FOR HOUSING AUTHORITY**

[Housing Authority Agenda Approval](#)

A motion was made by Member Hernandez, seconded by Vice-Chair Rollins and unanimously passed to approve the Housing Authority Agenda of June 21, 2021.

**GENERAL PUBLIC COMMENT FOR HOUSING AUTHORITY (10 Minutes)**

No general public comments were submitted for the Housing Authority.

**CONSENT CALENDAR AGENDA FOR HOUSING AUTHORITY**

1. [Approved Minutes of the Housing Authority Special Meeting of April 26, 2021](#)
2. [Received and Filed the Finance Cash Disbursements for April 21, 2021 through June 14, 2021](#)

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

It was moved by Member Hernandez, seconded by Chair Gama and passed unanimously to approve the Housing Authority Consent Calendar Agenda items #1-2.

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

**BUSINESS ITEMS FOR HOUSING AUTHORITY**

3. [Approve the Fiscal Year 2020-21 Mid-Year Budget Modifications](#)  
Housing Manager Gabby Basua presented the report and answered questions from the Board.

**ROLL CALL VOTE FOR HOUSING AUTHORITY**

It was moved by Vice-Chair Rollins, seconded by Chair Gama and passed unanimously to approve the recommended budget adjustments for the Fiscal Year 2020-21 Mid-Year Budget review reflecting updated projections of revenues and expenditures.

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

**CALL TO ORDER JOINT SESSION OF THE PORT HUENEME CITY COUNCIL, THE PORT HUENEME SURPLUS PROPERTY AUTHORITY, AND THE PORT HUENEME HOUSING AUTHORITY**

Mayor Gama called to order the Joint Session at 6:51 p.m.

**ROLL CALL SURPLUS PROPERTY AUTHORITY**

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

Absent: None

**BUSINESS ITEMS FOR CITY COUNCIL, SURPLUS PROPERTY AUTHORITY, AND PORT HUENEME HOUSING AUTHORITY**

4. Fiscal Year 2021-22 Continuing Budget Resolution

I. Kiriu, Interim Finance Director / B. Conners, City Manager

Interim Finance Director Inez Kiriu presented the report to Council and Board Members and answered questions.

A motion was made Councilmember/Member Hernandez, seconded by Councilmember /Member Perez and unanimously approved to adopt Resolution No. 4361 of the City Council of the City of Port Hueneme, California, Resolution No. 47 of the Board of the Surplus Property Authority and Resolution No. 564 the Port Hueneme Housing Authority, authorizing the continuance of operations and capital improvement projects into Fiscal Year 2021-22 at Fiscal Year 2020-21 appropriation levels.

**ROLL CALL VOTE FOR CITY COUNCIL**

AYES: Hernandez, Perez, Martinez, Rollins, Gama

NOES: None

**ROLL CALL VOTE FOR PORT HUENEME SURPLUS PROPERTY AUTHORITY**

AYES: Hernandez, Perez, Martinez, Rollins, Gama

NOES: None

**ROLL CALL VOTE FOR PORT HUENEME HOUSING AUTHORITY**

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

NOES: None

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

Vice-Chair Rollins requested monthly updates regarding the windows and doors at Mar Vista.

**ADJOURNMENT OF THE SURPLUS PROPERTY AUTHORITY, AND PORT HUENEME HOUSING AUTHORITY**

The Surplus Property Authority adjourned at 6:57 p.m. to the next meeting with a date yet to be determined.

The Port Hueneme Housing Authority will adjourn at 6:57 p.m. to the next regular meeting of July 6, 2021, at 6:30 p.m.

**RECONVENE CITY COUNCIL REGULAR MEETING** Mayor Gama reconvened the City Council regular meeting.

## GENERAL PUBLIC COMMENTS

There were no members of the public appearing to speak due to the City's response to the Local Emergency Declaration, and the City's closure of City Hall and the Council Chamber to the public. Public comments were accepted via U.S. mail and email to the City Clerk by 5:00p.m. on the day of the meeting.

Public Comments were read into the record and submitted by the following:

- Eduardo Coyotzi
- Mario Espinoza-Kulick
- Daniel Gonzalez
- Mayte Ipatzi
- Marisol Mendoza
- Aliana Perez
- Jesus Ramos
- Layhearn Tep
- Arturo Villanueva
- Yeneth Rodriguez
- Steven Gama

## PRESENTATIONS

5. Pride Month Proclamation

Mayor Gama read a proclamation celebrating Pride Month and honoring the LGBTQ+ Community, and provided a history regarding the liberation movement and efforts to fight for full equality.

## CONSENT CALENDAR AGENDA

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

6. Approved Minutes of the City Council for the Regular Meeting of June 7, 2021
7. Received and Filed the Finance Cash Disbursements from June 3, 2021 through June 14, 2021
8. Adopted Ordinance No. 780 Establishing Caps on Commercial Cannabis by Amending Article III of the Municipal Code Superseding Ordinance 727 and 734, Which Compromise Chapter 12, to Implement Various Laws of the State of California by Allowing Medicinal and Nonmedicinal and/or Commercial Cannabis Facilities Within the City Subject to Regulatory Parameters that Protect Health, Safety, and Welfare
9. Approved Agreement for Work Release Labor with the Ventura County Probation Agency for a Period of Four Years and Authorized the City Manager to Execute the Agreement
10. Awarded a Contract for the Purchase of Chemicals for use at the Water Treatment Plant (Brackish Water Reclamation Demonstration Facility) for FY 2021-22 and FY 2022-23 to Univar USA
11. Authorized the Sole Source Purchase of Antiscalant for use at the Water Treatment Plant (Brackish Water Reclamation Demonstration Facility) from King Lee Technologies

## CONSENT CALENDAR ROLL CALL VOTE

It was moved by Mayor Pro Tem Rollins, seconded by Councilmember Perez and passed unanimously to approve the Consent Calendar Agenda items #6-11.

AYES: Rollins, Perez, Hernandez, Martinez, Gama

## PUBLIC HEARINGS

12. Levy and Collection of the Annual Assessments for Assessment District No. 87-1, Assessment District No. 91-1, and Assessment District No. 95-3; and Agreement with the Ventura County Auditor-Controller for Billing of Direct Assessments

The Public Hearing was opened at 7:31 p.m. There were no disclosures by Council.

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

Public Works Director Don Villafana presented the report to Council.

No public comments were submitted from the public.

The public hearing was closed at 7:38 p.m.

### ROLL CALL VOTE

It was moved by Mayor Pro Tem Rollins, seconded by Mayor Gama and passed unanimously to:

1. Adopt Resolution No. 4361 of the City Council of the City of Port Hueneme, California, ordering the levy and collection of assessments for the Lighting Maintenance Assessment District No. 87-1 for the fiscal year beginning July 1, 2021, and ending June 30, 2022, pursuant to the Landscape and Lighting Act of 1972; and
2. Adopt Resolution No. 4362 of the City Council of the City of Port Hueneme, California, ordering the levy and collection of assessments for the Parkway and Median Assessment District No. 91-1 for the fiscal year beginning July 1, 2021, and ending June 30, 2022, pursuant to the Landscape and Lighting Act of 1972; and
3. Adopt Resolution No. 4363 of the City Council of the City of Port Hueneme, California, ordering the levy and collection of assessments for the Port Hueneme Drainage Maintenance Assessment District No. 95-3 for the fiscal year beginning July 1, 2021, and ending June 30, 2022, pursuant to the Landscape and Lighting Act of 1972; and
4. Authorize the City Manager to execute the agreement with the Ventura County Auditor-Controller for billing of direct assessments.

AYES: Rollins, Gama, Hernandez, Martinez, Perez

13. Adoption of the 2020 Urban Water Management Plan

The Public Hearing was opened at 7:41 p.m. There were no disclosures by Council.

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

Public Works Director Don Villafana presented the report to Council.

No public comments were submitted from the public.

The public hearing was closed at 8:09 p.m.

Mayor Gama made a motion to approve the item as recommended.

Councilmember Hernandez asked to comment and briefed the City Council on actions taken by the Port Hueneme Water Agency at their earlier meeting regarding the PHWA's final decision to adopt the Plan but with the amended language to allow the Board to make amendments to the Urban Water Management Plan at a future meeting.

Mayor Gama withdrew his motion allowing Councilmember Hernandez to restate the amended motion.

### **ROLL CALL VOTE**

It was moved by Councilmember Hernandez, seconded by Councilmember Perez and passed unanimously to adopt Resolution No. 4364 of the City Council of the City of Port Hueneme adopting the 2020 Urban Water Management Plan (UWMP) for management of the City's water resources, subject to City Council revisions, if deemed necessary, at a future date.

AYES: Hernandez, Perez, Martinez, Rollins, Gama

### **BUSINESS ITEMS - NONE**

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

City Manager Conners provided comments and reports regarding the following:

- Public outreach with business and non-profits to discuss needs, recovery from COVID impacts, and American Relief Funds for assistance.
- Annual Heroes Award for which nominations can be submitted through the Go Hueneme app. Award recipient will be recognized publicly and celebrated at the upcoming Hueneme Beach Festival.
- Provided an update regarding outreach to HOA's and other groups and the desire to have more opportunities to speak at monthly meetings.

### **COUNCIL MEMBERS' REPORTS AND COMMENTS**

**Mayor Gama:** Recognized the International Surfing Day event and detailed the increased participation for the recent beach clean-up day due to the many organizations who volunteered. Commended the City's Lifeguard program who are active 7 days a week and applauded them for their professionalism. Encouraged the community to enjoy the beach and observe the program.

**Mayor Pro Tem Rollins:** Provided an update on his representation on the Air Pollution Board who was approving their annual budget. Expressed that the pickleball community is excited for recent Council approval to renovate the Pickleball courts. Encouraged the community to watch pickleball.

**Councilmember Hernandez:** Recognized and congratulated Citizen Advisory Commission member Steven Auclair for his leadership to the LGBTQ+ community. Detailed a changing demographics workshop facilitated by SCAG and encouraged others to see information online. Expressed her hope that a presentation regarding green business programs would be scheduled soon. Provided an update regarding the Ventura County Regional Sanitation District's need to downsize due to budget constraints and other unfortunate changes and the districts retirement of some key staff. Announced the Library Book Sale annual fundraiser and encouraged fellow Councilmembers to join as members of the Library. Thanked the Deputy City Attorney, Kevin Spaulding, for sending the Council information regarding the Rosenberg's Rules of Order and encouraged the other members to read it to help the flow of Council meetings.

**Councilmember Martinez:** Detailed his efforts to coordinate a basketball tournament at Moranda Park for youth and encouraged help and participation. Expressed a desire to see future events such as pickleball our volleyball tournaments.

**Councilmember Perez:** Expressed disappointment regarding the County no renewing a contract with NAMI and her desire to find out more information regarding the reasoning.

**REQUEST FOR FUTURE AGENDA ITEMS**

All request items to be placed on future agendas require a motion, a second, and a majority vote per adopted Council policies.

**Councilmember Hernandez:** Requested a report or update on the status of the City’s Emergency Operations Plan.

**ROLL CALL VOTE:** A motion was made by Councilmember Hernandez, seconded by Mayor Pro Tem Rollins and carried unanimously 5-0 to approve the requested item for a future Council agenda.

**Councilmember Martinez:** Requested a mid-year City Manager evaluation to be scheduled for closed session.

**ROLL CALL VOTE:** A motion was made by Councilmember Martinez, seconded by Mayor Pro Tem Rollins and carried by majority vote (4-1 with Councilmember Hernandez dissenting) to approve the requested item for a future Council agenda

**Martinez Request #2:** Requested a closed session meeting to review SEIU Union local 721.

**ROLL CALL VOTE:** A motion was made by Councilmember Martinez, seconded by Mayor Gama and carried unanimously 5-0 to approve the requested item for a future Council agenda.

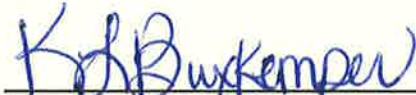
**ADJOURNMENT**

The City Council adjourned at 8:38 p.m. to the regular meeting of Tuesday, July 6, 2021, to be a virtual meeting broadcast at 6:30 p.m. from the City Hall Council Chamber.

**Minutes approved by City Council: July 7, 2021**



Steven A. Gama, Mayor



Kristy Buxkemper, City Clerk