

City of Santa Paula

City Council Regular

MAYOR CARLOS JUAREZ
VICE MAYOR JENNY CROSSWHITE
COUNCILMEMBER LESLIE CORNEJO
COUNCILMEMBER PEDRO A. CHAVEZ
COUNCILMEMBER GABRIELA ORNELAS



CITY COUNCIL REGULAR MEETING OF THE SANTA PAULA CITY COUNCIL REGULAR

WEDNESDAY, OCTOBER 21, 2026

6:30 PM - City Council Regular Meeting

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
KELLAN MARTZ, INTERIM CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

City Council Regular meetings are held the first and third Wednesday of each month, at 6:30 p.m. in the City of Santa Paula City Hall Council Chamber, 970 Ventura Street, Santa Paula, and occasionally at the City of Santa Paula Community Center at 530 W Main Street, Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING

If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Providing your name, address, or other identifying information on the form is voluntary and requested to assist the City with orderly meeting administration and provide context to comments. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.** Speakers using a translator will be provided at least twice the allotted time, unless simultaneous translation equipment is available and used by the City.

HOW TO VIEW ON YOUR TELEVISION, COMPUTER, OR MOBILE DEVICE

Watch from home live on the local Channel 10, or view the live feed on the city website at the following link: <https://www.spcity.org/523/Public-Meeting-Agendas>.

NOTE: Special Meetings are generally not recorded, nor generally available on Channel 10 or live feed on the City website.

HOW TO PARTICIPATE BEFORE THE MEETING

Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to cityclerk@spcity.org. All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next day.

Your participation in this meeting is in the public domain. Meetings are cablecast. Minutes of this meeting will reflect your participation in this meeting and are posted on the City's website.

HOW TO PROVIDE REMOTE PUBLIC COMMENT

Members of the public may attend the open portions of the meeting remotely using the two-way audiovisual platform and call-in option listed below:

Join Zoom Meeting

<https://us02web.zoom.us/j/87209665855?pwd=EQvmRTu4y5MXCuCZbC6YJ2S7sSuxn2.1>

Meeting ID: 872 0966 5855

Passcode: 316943

One tap mobile

+16699006833

If the platform includes automatic captioning, the City will activate that function during the meeting. To provide remote oral public comment, use the platform's "raise hand" feature or press *9 by phone when the item is called; press *6 to unmute when prompted. No advance email request is required to attend remotely or to provide remote oral public comment. However, the City asks that anyone wishing to provide remote public comment send an email to the City Clerk's office at cityclerk@spcity.org on the day of the meeting by 3:00 p.m. and include the item number in the email subject line. This will help the City better facilitate public comment. Remote public comments are subject to the same time limits as in-person public comments. For technical assistance before the meeting, contact the City Clerk at cityclerk@spcity.org or (805) 933-4208.

TRANSLATED AGENDAS; INTERPRETATION ASSISTANCE; REQUESTS

This agenda and instructions for joining the meeting and providing remote public comment are at the following link: <https://www.spcity.org/523/Public-Meeting-Agendas>. Members of the public may post additional translations of the agenda at City of Santa Paula City Hall, 970 Ventura Street, Santa Paula, California. Members of the public who wish to translate a meeting or receive interpretation from another member of the public may request reasonable assistance by contacting the City Clerk at cityclerk@spcity.org or (805) 933-4208. Assistance may include arranging space for interpreters, allowing additional time for interpretation, or allowing the use of personal equipment or facilities for commercially available interpretation services. To request meeting agendas or agenda documents by email or through the City's agenda management system, contact the City Clerk at cityclerk@spcity.org or use the following link: <https://www.spcity.org/523/Public-Meeting-Agendas>.

PLEASE NOTE

Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.

*In compliance with the **Americans with Disabilities Act**, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate remotely or in person in this meeting, please contact the City Clerk at (805) 933-4208 or cityclerk@spcity.org. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Requests will be received and resolved promptly, with any doubt resolved in favor of accessibility. (28 CFR 35, 102-35.104 ADA Title II).*

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.

REGULAR MATTERS - COUNCIL CHAMBERS

1. CALL TO ORDER

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

2. INVOCATION

3. **FLAG SALUTE**

4. **ROLL CALL**

5. **CLOSED SESSION REPORT**

6. **PUBLIC COMMENT**

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. The City Council may direct the City Manager to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

7. **PRESENTATIONS**

7.A REHABILITATION PROJECT STATUS UPDATE FOR SR-150

7.B VENTURA COUNTY FIRE DEPARTMENT REPORT

7.C **PUBLIC WORKS DEPARTMENT REPORT**

8. **CITY COUNCIL REPORTS**

9. **CITY MANAGER REPORTS**

10. **CONSENT CALENDAR**

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

10.A **SOFTWARE SERVICES PURCHASE FOR RECORDS MANAGEMENT
SYSTEM DATA MIGRATION PLATFORM
RECOMMENDATION:**

Staff Recommends that City Council:

1. Waive formal bidding requirements pursuant to SPMC Section 41.10 and award LiftShift LLC a contract for a data archival platform and related services, based on a finding that LiftShift is the only vendor offering the product required for the Police Department's system.

2. Authorize the City Manager to execute the contract with LiftShift LLC in an amount not to exceed \$56,250.

10.B **APPROVAL OF THE 8th STREET LIGHTING INSTALLATION PROJECT**
RECOMMENDATION:

Staff recommends that the City Council: Authorize a Section 41.10 Waiver, and award a Contract Change Order to J&H Engineering, Inc. in the amount of \$66,628.00 for the installation of 14 solar-powered streetlights on 8th St, between Harvard Blvd and Main St. inclusive of a 5% contingency, for a total of \$69,959.40.

10.C **AMENDMENT NO. 3 TO BIOSOLIDS HAULING SERVICES AGREEMENT**
RECOMMENDATION:

Staff recommends that the City Council:

1. Authorize the City Manager to execute Amendment No. 3 to the Biosolids Hauling Services Agreement with Synagro-WWT, Inc., extending the agreement through December 31, 2027, and establishing a not-to-exceed amount of \$275,000 for FY 2026/27, consisting of \$250,000 for biosolids hauling and disposal services and a \$25,000 contingency, in a form approved by the City Attorney.

10.D **SEPTEMBER 2026 WARRANTS AND CERTIFICATIONS**
RECOMMENDATION:

Staff recommends that the City Council:

1. Review and accept the "Certification of Accounts Payable" for the accounts payable payment cycles for September 2026, starting check number 345417 and ending check number 345621.
2. Review and accept the "Certification of Salaries" for the pay period ending dates September 4th, 2026, through September 18th, 2026.

10.E **CONTRACT FOR THE UNION OIL BUILDING HVAC REPLACEMENT PROJECT WITH F.M. PEARCE CO. INC.**
RECOMMENDATION:

Staff recommends that the City Council:

1. Authorize the City Manager to execute a contract with F.M. Pearce Co. Inc. for the Union Oil Building HVAC Replacement, in the amount of \$161,425.50.

10.F **CONTRACT FOR THE UNION OIL BUILDING WATERPROOFING PROJECT WITH ARDALAN CONSTRUCTION COMPANY INC.**
RECOMMENDATION:

Staff recommends that the City Council:

1. Authorize the City Manager to execute a contract with Ardalan Construction Company Inc. for the Union Oil Building Waterproofing Project, in the amount of \$112,295.20.

10.G **STORM DRAIN REPLACEMENT (PLEASANT TO SANTA PAULA STREET) PROJECT**

RECOMMENDATION:

Staff recommends that the City Council: Authorize a Section 41.10 Waiver, and approve a Contract Change Order for J&H Engineering, Inc. for \$231,521.00, with an allowance for 15% contingency for a total of \$266,249.00.

10.H **RETROACTIVE APPROVAL FOR DURHAM SCHOOL SERVICES (SUMMER CAMP TRANSPORTATION)**

RECOMMENDATION:

Staff recommends that the City Council:

Retroactively waive bidding requirements pursuant to SPMC 41.10 for a \$22,006.03 expenditure for summer camp bus services (Durham School Services).

10.I **APPROVAL OF MINUTES**

- **City Council Special Meeting August 19, 2026**
- **City Council Regular Meeting August 19, 2026**
- **City Council Special Meeting August 25, 2026**
- **City Council Special Meeting September 2, 2026**
- **City Council Regular Meeting September 2, 2026**
- **City Council Regular Meeting September 16, 2026**
- **City Council Special Meeting September 28, 2026**
- **City Council Regular Meeting October 7, 2026**

RECOMMENDATION:

Staff recommends Council approve minutes.

11. PUBLIC HEARING

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Public comments
- Close public hearing
- Discussion and action

12. ACTION ITEMS

12.A **ARRIVE SANTA PAULA PROJECT- REGULATORY AGREEMENT PROMISSORY NOTE AND DEED OF TRUST FOR 53 MARKET RATE UNITS TO DEED RESTRICTED AFFORDABLE UNITS AND RELATED CITY GRANT**

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution to:

1. Approve project-level entitlements enabling the conversion of 53 units

(40%) of the 132-unit market-rate component of the Arrive Santa Paula Project, to deed-restricted affordable units at or below 80% of Ventura County Area Median Income ("AMI");

2. Approve a one-time City loan/grant of \$53,000 (\$1,000 per restricted unit) to Alma Santa Paula, L.P., a California limited partnership. to enable Alma Santa Paula, L.P., to seek qualification of certain portions of the Project for the California welfare exemption from property tax under Revenue and Taxation Code section 214(g)(1)(A) and related Board of Equalization guidance (Rule 140(a)(2));
3. Approve, and authorize the City Manager to execute, the Regulatory Agreement and Declaration of Restrictive Covenants, the Promissory Note, and the Deed of Trust and Fixture Filing (with Assignment of Rents and Security Agreement) in substantially the forms attached hereto, subject to conforming and clarifying changes acceptable to the City Attorney; and
4. Authorize the City Manager to execute any other documents and take any other actions reasonably necessary to implement this action, including appointment of an Administrator to monitor compliance.

Presented by: City Manager, Dan Singer

12.B

REQUEST FOR FINANCIAL ASSISTANCE WITH CONSULTING SERVICES FOR DOWNTOWN SANTA PAULA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) RENEWAL

RECOMMENDATION:

It is recommended that the City Council:

Consider the downtown Santa Paula Property and Business Improvement District's (PBID) request for financial assistance with consulting services associated with a potential district renewal and expansion, and provide direction as appropriate.

Presented by: Aminah Mears, Deputy City Manager

12.C

UPDATE ON CLOSED SESSION MATTERS RELATED TO THE RALPH M. BROWN ACT AND DISTRICT ATTORNEY RESPONSE

RECOMMENDATION:

Receive and file the City Attorney's update concerning the Ventura County District Attorney's response regarding the City Council's June 23 and June 30, 2026 closed sessions.

13. ITEMS FOR FUTURE AGENDAS

13.A

FUTURE AGENDA ITEMS

RECOMMENDATION:

Staff recommends City Council review future agenda items.

14. ADJOURNMENT

State of California)-

County of Ventura)- ss

City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On _____, at _____ Signed: _____

Julie Latshaw

City Clerk