

City of Santa Paula

City Council

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



CITY COUNCIL REGULAR MEETING OF THE SANTA PAULA CITY COUNCIL

WEDNESDAY, JULY 2, 2025

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
MONICA CASTILLO, CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in 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. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.**

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment may be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Action Item, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
 - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
 - b. For items appearing as an Action Item, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
 - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

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.

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 special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (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.*

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 and Closed Sessions are not recorded and not available on Channel 10 or live feed on the city website.

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 FROM SPECIAL MEETING 6/30/2025 AND SPECIAL MEETING 7/2/2025

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 REY FRUTOS PROCLAMATION

7.B VENTURA COUNTY FAIR POSTER PRESENTATION

- 7.C FARM BUREAU OF VENTURA COUNTY PRESENTATION
- 7.D PARKS AND RECREATION MONTH PROCLAMATION
- 7.E **POLICE DEPARTMENT REPORT**
RECOMMENDATION:
Receive and file Police Department Report

Presented by: POLICE CHIEF DON AGUILAR

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 **CANYON BOOSTER PUMP UPGRADE PROJECT**
RECOMMENDATION:

1. Award a Construction Contract to Toro Enterprises, Inc. for the construction of the Canyon Booster Pump Upgrade Project in the amount of \$594,225.00 and authorize the City Manager to execute the contract in a form approved by the City Attorney;
2. Authorize the City Manager or his designee to approve the Construction Contract contingency in an amount of \$59,423.00 and an allowance of \$59,423.00 for construction management, inspection, materials testing, and engineering support services for the Canyon Booster Pump Upgrade Project.
3. Authorize necessary budget adjustments, as shown in the Fiscal Impact section.

10.B **CITY SUBLEASE AGREEMENT WITH THE SANTA PAULA CHAMBER OF COMMERCE AT 866 E. MAIN STREET**
RECOMMENDATION:

Staff recommends that the City Council:

1. Approve the sublease agreement with the Santa Paula Chamber of Commerce for 209 square feet of office space at 866 East Main Street for customer service and general office use; and
2. Authorize the City Manager to execute the sublease agreement in a form approved by the City Attorney.

10.C **AUTHORIZATION TO SUBMIT A LAND AND WATER CONSERVATION FUND GRANT APPLICATION TO THE CALIFORNIA DEPARTMENT OF**

PARKS AND RECREATION OFFICE OF GRANTS AND LOCAL SERVICES

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7574 authorizing the submission of a grant application to the California Department of Parks and Recreation's Office of Grants and Local Services (OGALS) for the Santa Paula Regional Sports Park – Phase II.

Prepared by: Jonathan Royas, Deputy City Manager

- 10.D **ADOPTION OF ORDINANCE NO. 1346 AMENDING CHAPTERS 16.13, 16.15, 16.23, 16.25, 16.29, 16.31, 16.33, 16.34, 16.35 AND 16.40 OF THE SANTA PAULA MUNICIPAL CODE IN ORDER TO CORRECT INCONSISTENCIES, OUTDATED LANGUAGE AND FORMATTING AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 15061(b)(3) AND 15168(c)(2) OF THE PUBLIC RESOURCES CODE.**

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Ordinance No. 1346, entitled "An Ordinance amending Chapters 16.13, 16.15, 16.23, 16.25, 16.29, 16.31, 16.33, 16.34, 16.35, and 16.40 of the Santa Paula Municipal Code in order to correct inconsistencies, outdated language and formatting and finding the action to be statutorily exempt from CEQA under Section 15061(b)(3) and 15168(c)(2) of the Public Resources Code".

11. ACTION ITEMS

- 11.A **SANTA PAULA MASTER PLAN FOR AGING**
RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7576 Santa Paula Master Plan for Aging.

Presented By:

Gregory Barnes - Parks and Recreation Director

Michael Schouten - Administrative Analyst I

Mirka Vargas- AmeriCorps Fellow

Dr. Ronald Berkowsky - California State University Channel Islands, Professor

- 11.B **RESOLUTION NO. 7572 OF THE CITY OF SANTA PAULA AUTHORIZING A LOAN FROM THE CITY AFFORDABLE HOUSING TRUST FUND TO PEOPLE'S SELF HELP HOUSING**

RECOMMENDATION:

Staff recommends the City Council

1. Adopt Resolution No. 7572 authorizing a City Affordable Housing Fund loan to People Self Help Housing (PSSH) ("Nonprofit Organization") for the People's Place project at 714–716 West Harvard Boulevard in the amount of \$700,000 in the form of a loan at 4% interest for a 30-year term, contingent upon the following:

- County amends its documents to reflect changes in Residual Receipts.
- HCD includes the City Loan in the list of approved loan in the documents it has drafted.
- The Investor prepares an amendment to the Partnership Agreement to reflect the additional funding source
- Chase Bank prepares a Subordination Agreement with the City
- The City prepares a Promissory Note, Deed of Trust, and Regulatory Agreement

2. Adopt a budget allocation of \$700,000 in GL account 219-5-9093-502. Staff will do year end entries to book as Loans Payable.

Presented by: James Mason, Community & Economic Development Director

11.C **RESOLUTION NO. 7573 AUTHORIZING CONDITIONAL, SEQUENTIAL ACCEPTANCE OF EAST AREA ONE THREE-MILLION GALLON TANK IMPROVEMENTS (HARVEST AT LIMONEIRA)**
RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7573 Authorizing Conditional Sequential Acceptance of East Area One Three-Million Gallon Tank Improvements.
2. Authorize the City Manager to enter into a license agreement with LLCB and Lennar to access the tank site after it is owned by the City, in a form approved by the City Attorney.
3. Authorize the City Manager to sign and record storm drain easements on the tank site from the City to Lennar and LLCB after the site is owned by the City, in a form approved by the City Attorney.

11.D **CITY OF SANTA PAULA 2025-2027 POLICY & LEGISLATIVE AGENDA**
RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7575, approving the 2025–2027 Policy & Legislative Agenda and updating the 2023 Legislative Platform.

Prepared by: Jonathan Royas, Deputy City Manager

11.E **APPROVAL OF THE SANTA PAULA CITY COUNCIL 2-YEAR STRATEGIC PLAN FOR 2025-2027**
RECOMMENDATION:

Staff recommends City Council:

1. Adopt Resolution No. 7571, establishing the City of Santa Paula Council 2-Year Strategic Plan for 2025-2027.

Presented By: Jonathan Royas, Deputy City Manager

11.F **CONSIDERATION OF A TENDER OFFER OF LIMCO STOCK**

RECOMMENDATION:

Staff recommends that the City Council:

- A) Consider options related to a tender offer of City held stock and,
- B) Provide staff with direction on the offer.

Presented by: Dan Singer, City Manager

12. ITEMS FOR FUTURE AGENDAS

12.A **FUTURE AGENDA ITEMS**

RECOMMENDATION:

No action is needed at this time.

13. 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