

MINUTES

City of Guadalupe
Regular Meeting of the Guadalupe City Council
Tuesday, August 26, 2025, at 6:00 pm
City Hall, Council Chambers, 918 Obispo Street, Guadalupe CA 93434

1. ROLL CALL:

Council Member Eugene Costa Jr.
Council Member Whitney Furness
Council Member Amelia M. Villegas
Mayor Pro Tempore Christina Hernandez
Mayor Ariston Julian

Mayor Julian called the meeting to order at 6:00 p.m. All members were present.

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES

Council Member Costa Jr. wanted to give condolences to Raymond Abernati III and his family, he lost his life in an accident. He was a resident that grew up in Guadalupe when he was younger.

4. AGENDA REVIEW

At this time the City Council will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of business.

No changes were made to the agenda.

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. Pursuant to the provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Virginia Navarro spoke on behalf of Team Guadalupe for the Day of Hope. She announced the Day of Hope was the next day and King Falafel restaurant would donate 25% of the proceeds between the hours of 11:00 and 9:00 to benefit the Mision Hope Center.

Mayor Julian read an email letter that was sent in by resident Lina Carreras she wanted to voice her concern about the need for a crossing guard at the four-way connection intersection of West Main and Cabrillo Highway 1.

6. CONSENT CALENDAR (A-E)

The following items are presented for City Council approval without discussion as a single agenda item in order to expedite the meeting. Should a Council Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

- A.** Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting unless City Council indicates otherwise.
- B.** Approve payment of warrants for the period ending August 15, 2025.
- C.** Approve the Minutes of the City Council regular meeting of August 12, 2025.
- D.** Adopt Resolution No. 2025-46 approving a Memorandum of Understanding with Service Employees International Union, Local 620, for July 1, 2025, through June 30, 2027.
- E.** Adopt Resolution No. 2025-47 approving a Cost-of-Living Adjustment (COLA) for Unrepresented City Employees.

Motion was made by Council Member Costa, Jr., and seconded by Council Member Furness to approve the consent calendar. Motion Passed. 5-0.

REGULAR BUSINESS

- 7. Pre-Application (2025-033-PA) to consider a 9-unit affordable apartment project on a 0.17-acre property in the R-3 Zoning District at 855 Pioneer Street (APN 115-091-006).**

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- A.** Receive a presentation from staff; and
- B.** Accept public comments, including: 1) an opportunity for the applicant to present the proposed project; and
- C.** Provide staff with general non-binding comments on the proposed project.

- 8. Pre-Application (2025-033-PA) to consider a 6-unit affordable multi-family development consisting of four (4) apartments and two (2) Accessory Dwelling Units (ADUs) on a 0.12-acre property in the R-3 Zoning District at 4542 Twelfth Street (APN 115-036-015).**

Written report: Bill Scott, Associate Planner

Recommendation: That the City Council:

- A.** Receive a presentation from staff; and
- B.** Accept public comments, including: 1) an opportunity for the applicant to present the proposed project; and
- C.** Provide staff with general non-binding comments on the proposed project.

Tom Jess with Arris Studio Architects who is working with the Housing Authority answered questions from Mayor Julian, Council Members Furness and Hernandez and David Trujillo, Public Works Director. A public comment was made by Debra Skyes.

9. Approving the appointment of Annette Munoz as Interim Finance Director pursuant to Government Code Section 21221(g).

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2025-48, authorizing the appointment of Annette Munoz as Interim Finance Director pursuant to Government Code Section 21221(g) during the leave of absence of the current Finance Director.

Motion was made by Council Member Villegas and seconded by Council Member Hernandez to adopt Resolution No. 2025-48, appointment of Annette Munoz as the Interim Finance Director pursuant to Government Code Section 21221(g) during the leave of absence of the current Finance Director with changes pursuant to the 5% increase in the end representative. Motion Passed. 5-0.

PRESENTATIONS

10. State of the City:

- A. Administration Department - Todd Bodem, City Administrator
- B. Public Safety Department – Michael Cash, Director of Public Safety
- C. Planning Department – Bill Scott, Associate Planner
- D. Public Works Department – David Trujillo, Director of Public Works
- E. Recreation & Parks Department – Arnulfo Navarro III, Recreation Services Manager
- F. Human Resources Department – Sylvia Estrada, Human Resources Manager
- G. Finance Department – Todd Bodem, City Administrator

Jeannie Mello requested to speak but had left prior to when public comment was opened. There were no other public comments or questions by the council.

11. FUTURE AGENDA ITEMS

No additional items were added.

12. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

Council Member Villegas attended the JPIA, also known as the academy for newly elected officials, in Oxnard last week.

Council Member Furness participated in and delivered a speech at the Nipomo Dunes Center Gala held last month.

Mayor Julian attended the ribbon-cutting ceremony for the new Junior High School on August 13, 2025. He also participated in the SBCAG Santa Barbara County Association of Governments meeting, which included

their Air Pollution Control District (APCD) discussions last Thursday. Additionally, he toured the Chevron rehab site. Chevron donated \$90,000 to the City of Guadalupe.

13. ADJOURNMENT TO CLOSED SESSION

Motion was made by Council Member Costa Jr. and seconded by Council Member Hernandez to adjourn the meeting to closed session. Motion passed. 5-0.

Open session adjourned to closed session at 8:16 p.m.

Closed session commenced at 8:24 p.m.

14. CLOSED SESSION AGENDA

- A. **Public Employee Performance Evaluation**
(Subdivision (b) of Gov. Code Section 54957)
Title: Director of Public Safety.

15. ADJOURNMENT TO OPEN SESSION MEETING

Motion to adjourn to open session made by Council Member Costa Jr. and seconded by Council Member Villegas. Motion passed. 5-0.

Closed session ended at 8:37 p.m.

16. CLOSED SESSION ANNOUNCEMENTS

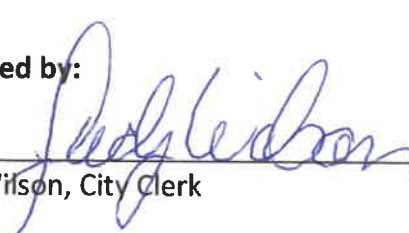
The City Attorney gave the closed session report there were no reportable actions for item A.

17. ADJOURNMENT

Motion to adjourn made by Council Member Costa Jr. and seconded by Whitney Furness.
Motion passed. 5-0

Meeting ended at 8:38 p.m.

Prepared by:



Judy Wilson, City Clerk

Approved by:



Ariston Julian, Mayor