

City of Santa Paula

City Council

MAYOR LESLIE CORNEJO
VICE MAYOR PEDRO A. CHAVEZ
COUNCILMEMBER JENNY CROSSWHITE
COUNCILMEMBER CARLOS JUAREZ
COUNCILMEMBER ANDY SOBEL



CITY COUNCIL SPECIAL MEETING OF THE SANTA PAULA CITY COUNCIL

TUESDAY, OCTOBER 15, 2024

4:00 PM - City Council Special Meeting

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

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

BRINGING ITEMS BEFORE THE CITY COUNCIL

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 you wish to speak on. Members of the public may address the Council on items on this agenda only. **Public Comments are limited to 3 minutes.**

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 three hours before the meeting date will be provided to the legislative body before the meeting. Public Comments received after, 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.

SPECIAL MEETING - 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. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENT

At this time, members of the public may comment on any item appearing on the agenda only. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. **Public Comments are limited to three minutes.**

5. ORDER OF BUSINESS

5.A UNION OIL BUILDING STUDY SESSION WITH POTENTIAL TENANTS

RECOMMENDATION:

The City Council is requested to:

1. Receive and discuss a presentation from staff regarding proposed best use of the building; and
2. Discuss potential lease agreement negotiations for the Union Oil Building.

Presented by:

Greg Barnes, Parks & Recreation Director
Jonathan Royas, Deputy City Manager
James Mason, Community & Economic Development Director

6. CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section 54956, et seq.) for the following purpose:

- 6.A CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE §54957.6 - City Representatives: City Attorney Monica Castillo, City Manager Dan Singer, Finance Director Christy Ramirez, and Human Resources Administrator Lorena Alvarez; Employee Organizations: Santa Paula Police Officers Association (SPPOA)

7. CLOSED SESSION REPORT

8. 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

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Jonathan Royas, Deputy City Manager

Subject: UNION OIL BUILDING STUDY SESSION WITH POTENTIAL TENANTS

Date: October 15, 2024

Agenda Item: 5.A

RECOMMENDATION:

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BACKGROUND:

Since July 1, 1993, the City of Santa Paula leased the Union Oil Building located at 1001 East Main Street from Chevron. This historic building operated as an Oil Museum in the past and then closed during the pandemic. In November 2022, Chevron offered to donate the property to the City, along with a \$2 million grant to cover deferred maintenance costs and memorabilia. The City officially approved the Transfer Agreement on October 18, 2023.

Following the City's acquisition of the Union Oil Building, the Council appointed an ad-hoc committee, consisting of Mayor Cornejo, Councilmember Sobel, and staff, to explore future uses of the building. This committee conducted community workshops and led the Request for Proposal (RFP) process to solicit potential tenants.

Community Workshops

Three public workshops were held at the Union Oil Building to gather community feedback on its potential future uses. Based on this input, the ad-hoc committee helped draft an RFP to identify suitable tenants for the property.

RFP Process

The RFP, open from January 3, 2024, to February 16, 2024, garnered five proposals. Proposals were submitted from:

- Leap Lab – Ventura County Science Center
- The California Oil Museum Foundation
- The Santa Paula Historical Society
- SSTEP (Semiconductor Supply Technology and Entrepreneur Park)
- Exceptional Education, LLC

Proposals were evaluated using specific criteria, including financial stability, business plans, and how well they align with community objectives.

ANALYSIS:

The ad-hoc committee has worked closely with all five applicants, and after thorough evaluation, recommends moving forward with the three potential candidates or tenants identified below. Each brings a unique vision for revitalizing the Union Oil Building in alignment with the City's cultural, educational, and economic goals.

The potential candidates or tenants are:

- Leap Lab – Ventura County Science Center
- The California Oil Museum Foundation
- The Santa Paula Historical Society

Staff is recommending a study session with the City Council. During this session, staff will provide an update on the process and the three potential tenants will present their proposals and discuss their visions for the building's future. This dialogue will assist in determining the best approach for lease negotiations and finalizing terms that serve the City's long-term interests. Staff will then prepare lease agreements based on Council's direction for final approval at a subsequent meeting.

STRATEGIC PLAN:

FISCAL IMPACTS:

Ownership of the Union Oil Building is accompanied by ongoing maintenance costs that have not been quantified at this time. Any fiscal impacts are dependent on Council feedback provided to staff.

The potential revenue from leasing the property is dependent on the rental rates agreed to. Current market rates for leasing this property would be between \$1-\$2 per square foot, up to \$21,900 per month. Staff is seeking direction from Council on the desired rental rate.

Regarding maintenance of the building, should the \$2 million dollar funds provided be depleted immediately, or at some point before the building is able to generate sufficient revenue to cover maintenance costs, the General Fund would need to fund maintenance costs associated with the building.

OPTIONS:

ATTACHMENTS: