MINUTES
OXNARD CITY COUNCIL
April 29, 2025

A. ROLL CALL, POSTING OF AGENDA

At 5:02 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council, in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. Councilmembers Gabriela Basua, Luis A. Mc Arthur, Bert E. Perello, Michaela Perez, Gabriela Rodriguez, Aaron Starr and Gabriel Teran were present. The City Clerk called the roll and announced that the agenda was posted on Thursday, April 17, 2025 at the Library, City Hall kiosk, City Administrative Offices and on the City of Oxnard website.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

No public comments were received.

At 5:03 p.m., the City Council recessed into a closed session.

C. CLOSED SESSION (5:00 PM)

1. THREAT TO PUBLIC SERVICES OR FACILITIES (Government Code section 54957(a))
Consultation with: Rob Ruben, Chief Information Officer.
Legislative Body: City Council

D. OPENING CEREMONIES (6:00 PM)

At 6:31 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council concurrently with the Oxnard Housing Authority in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. Councilmembers Gabriela Basua, Luis Mc Arthur, Bert E. Perello, Michaela Perez, Gabriela Rodriguez, Aaron Starr and Gabriel Teran were present. The City Clerk called the roll and announced that the agenda was posted on Thursday, April 17, 2025 at the Library, City Hall kiosk, City Administrative offices and on the City of Oxnard website.

Stephen Fischer, City Attorney, announced that no reportable actions resulted from the closed session.

The meeting opened with the pledge of allegiance to the flag of the United States led by Lali Magdaleno, a student at Condor High School, followed by a moment of silence for the people who lost their lives in the tragic incident at a Filipino heritage festival on April 27, 2025.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Brenda Lopez, Interim Housing Director; Samantha Shapiro, Project Manager; Jeff Pengilley, Community Development Director; Ken Rozell, Chief Assistant City Attorney; Elle McCarron, Assistant City Attorney; Megan Ferguson, Human Resources Analyst; Steve Naveau, Human Resources Director; Tim Beaman, Assistant Public Works Director; Michael Wolfe, Public Works Director; Andrew Gonzales, Deputy City Attorney and Lourdes A. López, City Clerk.

E. CEREMONIAL ITEMS

1. SUBJECT: Presentation by the California Parks and Recreation Society recognizing Senior Services Commissioner Alice Sweetland for the Champion of the Community Award.

   Mel Johnson from the State Board of the California Park and Recreation Society presented the Champion of the Community Award to Commissioner Alice Sweetland. Alice joined the Council on the dais to accept the award and spoke briefly.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Larry Stein, Jocelynn Galindo, Douglas Partello, Greg Runyon, Deirdre Frank, and callers 1730 and 7310.

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented about various items, including: Town Hall Meeting on April 30, 2025; weed superbloom; Walk & Roll to School Day on May 7, 2025; and the 50^{th} anniversary of the Vietnam war.

H. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The members of the Council provided brief announcements regarding their various activities.

1. City Clerk Department
   SUBJECT: Appointment of Voting Delegate to the Southern California Association of Governments General Assembly. (5 minutes)
   RECOMMENDATION: That the City Council appoint Mayor Luis A. Mc Arthur as the City's voting delegate to attend the Southern California Association of Governments (SCAGs) 60th Annual Regional Conference and General Assembly Business Meeting scheduled for May 1 and 2, 2025 in Palm Desert, California.

   (This item did not originate in Committee.)

   No public comment was received.

It was moved by Councilmember Perello, seconded by Mayor Pro Tem Teran, to approve the recommended action as presented. VOTE: Basua, Perello, Perez, Rodriguez, Starr, Teran, and Mc Arthur voted in favor; motion passed 7-0.

2. City Clerk Department
SUBJECT: Appointment of Members to Serve on the City's Citizen Advisory Groups (CAGs) (5 minutes)
RECOMMENDATION: That the Mayor, with approval of the City Council, make the following appointments:

    1. To Measure O Citizen Oversight Committee: Dan Pinedo (D5) and Anna Marie Cabrera (D6).

(This item did not originate in Committee.)

Public comment was received from Greg Runyon.

It was moved by Councilmember Perello, seconded by Mayor Mc Arthur, to appoint Dan Pinedo to the Measure O Citizen Oversight Committee. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua, and Mc Arthur voted in favor; motion passed 7-0.

It was moved by Councilmember Perez, seconded by Councilmember Basua, to appoint Anna Marie Cabrera to the Measure O Citizen Oversight Committee. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Mc Arthur, and Perello voted in favor; motion passed 7-0.

I. REVIEW OF INFORMATION/CONSENT AGENDA

Item Nos. K-3, K-10, and K-11 were reviewed and discussed among the council and staff.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comment was received from Doug Partello and Larry Stein on item K-10.

K. INFORMATION/CONSENT AGENDA

1. City Clerk Department
SUBJECT: Approval of Minutes.
RECOMMENDATION: That the City Council approve the regular meeting minutes of April 15, 2025.

3. City Manager Department
SUBJECT: Approval of Fiscal Year (FY) 25-26 Special Event Support Program Events and Budget.

RECOMMENDATION: That the City Council approve the list of recommended events for the FY 25-26 Special Event Support Program and allocate $112,000 in the FY 25-26 budget to support the program.

(This item did not originate in Committee.)

4. Public Works Department
SUBJECT: Purchase Order with Gibbs International Inc. for a 2026 HV607 SBA (10-ton Dump Truck) for Streets Maintenance.
RECOMMENDATION: That the City Council approve and authorize the Purchasing Agent to approve a purchase order with Gibbs International Inc. for a not-to-exceed value up to $300,000.00 for the purchase of a 2026 HV607 SBA International Truck (10-ton Dump Truck) for Streets Maintenance.

(This item did not originate in Committee because it is a continuation of a specific item included in the City Council Adopted FY 2024-25 Budget for Public Works.)

5. Public Works Department
SUBJECT: Multiple Agreements for On-Call Professional Environmental Services.
RECOMMENDATION: That the City Council approve and authorize the Mayor to execute the following Agreements, each with an initial term of one year from April 30, 2025, to April 29, 2026, with an option for four consecutive one-year period extensions ending April 29, 2030, for on-call professional environmental services:

1. Agreement 32500440 Rincon Consultants, Inc. for a total amount not to exceed $500,000;
2. Agreement 32500441 Dudek for a total amount not to exceed $500,000; and
3. Agreement 32500442 UltraSystems Environmental Incorporated for a total amount not to exceed $500,000.

(Public Works and Transportation Committee approved 3-0 on April 8, 2025)

6. Public Works Department
SUBJECT: Multiple Agreements for On-Call Professional Engineering Services.
RECOMMENDATION: That the City Council approve and authorize the Mayor to execute the following Agreements, each with an initial term of one year from April 30, 2025, to April 29, 2026, with an option for four consecutive one-year period extensions ending April 29, 2030, for on-call professional engineering services:

1. Agreement 32500432 CSG Consultants, Inc. for a total amount not to exceed $750,000;
2. Agreement 32500438 Encompass Consultant Group, Inc. for a total amount not to exceed $750,000; and
3. Agreement 32500439 Psomas for a total not-to-exceed amount of $750,000.

(Public Works and Transportation Committee approved 3-0 on April 8, 2025)

7. Public Works Department
SUBJECT: Multiple Agreements for On-Call Professional Surveying Services.
RECOMMENDATION: That the City Council approve and authorize the Mayor to execute the following Agreements, each with an initial term of one year from April 30, 2025, to April 29, 2026, with an option for four consecutive one-year period extensions ending April 29, 2030, for on-call professional surveying services:

1. Agreement 32500443 Dudek for a total amount not to exceed $500,000;
2. Agreement 32500444 MNS Engineers, Inc. for a total amount not to exceed $500,000; and
3. Agreement 32500445 Omni Design, Inc. for a total amount not to exceed $500,000.

(Public Works and Transportation Committee approved 3-0 on April 8, 2025)

8. Public Works Department
SUBJECT: Public Project Agreement 32500478 with Solar Roofing and Energy Storage for Roof Replacement and Interior Abatement at La Colonia Youth Boxing Gym, Specification No. PW 24-94.
RECOMMENDATION: That the City Council approve and authorize:

1. A total of $332,540 in Project funds for the Roof Replacement and Interior Abatement at La Colonia Youth Boxing Gym, 520 E. 1st Street, Specification No. PW 24-94;
2. The Mayor to execute an Agreement with Solar Roofing and Energy Storage in the amount of $255,800 for the Project and approve a Project contingency amount of $51,160 (20%) with Solar Roofing and Energy Storage for a total not to exceed value of $306,960 for the Project; and
3. A Project allocation amount of $25,580 (10%) for engineering, inspection, survey and project management for the Project.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

9. Public Works Department
SUBJECT: Easement Deed (Agreement No. A-8582) and Right of Way Contract (Agreement No. 32500496) Located at 804 Cooper Road, Oxnard (APN: 201-0-132-010).
RECOMMENDATION: That the City Council approve and authorize:

1. The Mayor to execute an Easement Deed (Agreement No. A-8582) for APN 201-0-132-010;

2. The Mayor to execute a Right of Way Contract (Agreement No. 32500496) with Oxnard School District to purchase a permanent roadway easement located at 804 Cooper Road, Oxnard, ("Property"), in the amount of $1,271; and
3. The City Manager to take any additional necessary actions to facilitate the acquisition of the property consistent with the terms of the transaction approved by the City Council.

(This item is categorically exempt from the California Environmental Quality Act pursuant to title 14 of the California Code of Regulations section 15061(b)(3).)

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

10. <u>Community Development Department</u>
<u>SUBJECT</u>: **Project Name: Teal Club Specific Plan;** Planning and Zoning Permit Nos.: 15-560-01 (Pre-Zoning), 24-670-02 (Development Agreement), and 15-630-01 (Specific Plan); Property generally bounded by Doris Avenue, Patterson Road, Teal Club Road, and Ventura Road; (APNs 183-0-070-060, -070, -110, -125, -135, -140, -240, 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565, 183-0-060-125, -245, -255, -265, -325, -395, -455, 183-0-070-015).
<u>RECOMMENDATION</u>: That the City Council:

1. Adopt Ordinance No. 3054 titled "An Ordinance of the City Council of the City of Oxnard Approving Planning And Zoning Permit No. 15-560-01 Pre-Zoning Parcels Generally Located South of Teal Club Road, North and West of Little Farms Road, and Bisected By Mallard Way (APNs 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565) To Light Manufacturing (M-1). Filed By Dennis Hardgrave, On Behalf of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012."; and
2. Adopt Ordinance No. 3055 titled "An Ordinance Approving Development Agreement No. A-8565 (Planning And Zoning Permit No. 24-670-02) Generally Located North of Teal Club Road, East of Patterson Road, South of Doris Avenue, and West of Ventura Road, (APNs 183-0-070-060, -070, -140, -240). Filed By Dennis Hardgrave, On Behalf of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012."; and
3. Adopt Ordinance No. 3056 titled "An Ordinance Approving Planning And Zoning Permit No. 15-640-01 (Specific Plan), And Certifying Final Environmental Impact Report No. 2015-01 For The Teal Club Specific Plan, Generally Located North of Teal Club Road, East of Patterson Road, South of Doris Avenue, And West of Ventura Road, (APNs 183-0-070-060, -070, -110, -125, -135, -140, -240). Filed By Dennis Hardgrave, On Behalf of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California

93012."

(This item did not originate in Committee.)

11. Human Resources Department
SUBJECT: Increase in Salary Ranges for the Plant Operations Series.
RECOMMENDATION: That the City Council adopt **Resolution No. 15,857** to increase the salary ranges for the classifications within the Plant Operations series.
(This item did not originate in Committee)

12. Finance Department
SUBJECT: Monthly Report and Accounting of All Receipts, Disbursements and Fund Balances.
RECOMMENDATION: That the City Council receive and file this report and accounting of all receipts, disbursements and fund balances for the month of February 2025.

(This item did not originate in Committee)

Consent Items K-1, K-4, K-5, K-6, K-7, K-8, K-9, K-12

It was moved by Councilmember Perello, seconded by Councilmember Perez, to approve the Information/Consent items as presented. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Perello, and Mc Arthur voted in favor; motion passed 7-0.

Consent Items K-3

It was moved by Councilmember Perello, seconded by Councilmember Rodriguez, to approve the Information/Consent items as presented. VOTE: Teran, Starr, Rodriguez, Perez, Perello, Mc Arthur, Basua voted in favor; motion passed 7-0.

Consent Item K-10
It was moved by Mayor Pro Tem Teran, seconded by Councilmember Starr, to approve the Information/Consent items as presented. VOTE: Basua, Mc Arthur, Perello, Perez, Rodriguez, Teran voted in favor; motion passed 6-1. Councilmember Starr voted no.

Consent Item K-11
It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to approve the Information/Consent items as presented. VOTE: Basua, Perello, Perez, Rodriguez, Starr, Teran, and Mc Arthur voted in favor; motion passed 7-0.

Housing Authority
At 8:58 p.m., the joint meeting with the Housing Authority concluded.

At 9:47 p.m., the Council voted to continue the meeting past 10:00 p.m., and take action on the remainder of the items on the agenda.

It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to continue the meeting past 10 p.m. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Perello, and Mc Arthur voted in favor; motion passed 7-0.

L. PUBLIC HEARINGS

M. REPORTS

1. City Manager Department
SUBJECT: Resolution Opposing a Third Extension to Continue the Operation of Ormond Beach Power Station Beyond December 31, 2026. (15 minutes)
RECOMMENDATION: That the City Council:

   1. Adopt **Resolution No. 15,858** opposing a third extension to continue the operation of the Ormond Beach Power Station, beyond the December 31, 2026, closure date; and
   2. Submit the Resolution to all state agencies involved in the fate of the power plant's decision-making process, to our state representatives, and to the Governor's Office.

(This item did not originate in Committee)

Alexander Nguyen, City Manager presented and answered questions.

Public comments were received from Aurora Rugerio, Yoselyn Gomez, Kyle Emmanuel De La Torre, Anthony Saucedo, Barbara Macri-Ortiz, Doug Partello, Odette Moran, and Greg Runyon. Discussion ensued among the Council and staff.

It was moved by Mayor Mc Arthur, seconded by Councilmember Rodriguez, to approve the recommended action as presented. VOTE: Rodriguez, Teran, Basua, Perello, Perez, and Mc Arthur voted in favor; motion passed 6-0-1. Councilmember Starr abstained.

2. Housing Department
SUBJECT: Tenant Anti-Harassment Ordinance. (20 minutes)
RECOMMENDATION: That the City Council:

   1. Review and approve the first reading by title only and waive further reading of the proposed **Ordinance No. 3057** titled:
   "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE III TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING TENANT ANTI-HARASSMENT PROTECTIONS"; and
   2. Authorize two full-time equivalent (FTE) positions, and the associated budget,

as part of the Fiscal Year 2025-2026 Budget for implementation of the proposed ordinance.

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on March 25, 2025.)

Brenda Lopez, Interim Housing Director, and Elsa Brown, Program Manager presented and answered questions.

Public comments were received from Apartment Association of Greater Los Angeles, Maria Navarro, Karl Godinez Lopez, Samuel Salazar, Eva Rosete, Itandehui Morales, Barbara Macri-Ortiz, Arturo Villanueva, and Marlon Moss. Discussion ensued among the Council and staff.

It was moved by Councilmember Rodriguez, seconded by Mayor Pro Tem Teran, to approve the recommended action as presented. VOTE: Teran, Basua, Perello, Rodriguez, and Mc Arthur voted in favor; motion passed 6-1. Councilmember Starr voted no.

3. Housing Department
SUBJECT: Just Cause Evictions and Tenant Protections (Just Cause) Code Amendments and Resolution Establishing Administrative Regulations to Implement the Rent Stabilization and Just Cause Ordinances. (20 minutes)
RECOMMENDATION: That the City Council:

1. Review and approve the first reading by title only and waive further reading of the proposed **Ordinance No. 3058** titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING SECTIONS 27-3, 27-4 AND 27-10 AND ADDING SECTION 27-13 TO THE OXNARD CITY CODE PERTAINING TO JUST CAUSE EVICTIONS AND TENANT PROTECTION"; and
2. Review and approve the proposed **Resolution No. 15,859** establishing administrative regulations to implement the provisions of the Just Cause Evictions and Tenant Protections Ordinance and Rent Stabilization Ordinance.

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on March 25, 2025.)

Ashley Golden, Assistant City Manager Alba Marshall, Rent Stabilization Analyst; and Andrew Gonzalez, Deputy City Attorney presented and answered questions.

Public comments were received from Apartment Association of Greater Los Angeles, and Barbara Macri-Ortiz. Discussion ensued among the Council and staff.

It was moved by Mayor Pro Tem Teran, seconded by Councilmember Rodriguez, to approve the recommended action as presented. VOTE: Teran, Basua, Perello, Perez, Rodriguez, and Mc Arthur voted in favor; motion passed 6-1. Councilmember Starr voted no.

4. Cultural & Community Services Department
SUBJECT: Library Board City Code Updates. (10 minutes)
RECOMMENDATION: That the City Council approve the first reading by title only and waive further reading of the proposed **Ordinance No. 3059** titled:

"AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA AMENDING THE OXNARD CITY CODE TO REDUCE THE MEMBERSHIP OF THE OXNARD LIBRARY BOARD TO FIVE MEMBERS."

(The Community Services, Public Safety, Housing and Development committee approved 3-0 on April 8, 2025.)

Katie Casey, Deputy City Manager presented and answered questions.

No public speakers were received. Discussion ensued among the Council and staff.

It was moved by Councilmember Rodriguez, seconded by Mayor Pro Tem Teran, to approve the recommended action as presented. VOTE: Basua, Perello, Perez, Rodriguez, Starr, Teran, and Mc Arthur voted in favor; motion passed 7-0.

5. Public Works Department
SUBJECT: Agreement 32500464 with Carollo Engineers, Inc. for Professional Engineering Services for the Digester Improvements Project. (10 minutes)
RECOMMENDATION: That the City Council approve and authorize:

1. The Mayor to execute an Agreement with Carollo Engineers, Inc. for a total not to exceed value of $2,100,000 for Professional Engineering Services for the Digestion/Cogeneration Improvement Project PW 25-70; and
2. A budget appropriation of $1,504,000 from the Wastewater Operating Fund (611) available fund balance, as well as the corresponding Wastewater Capital Fund (612) appropriation increase in the same amount for this Project (C2408).

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

Tim Beaman, Assistant Public Works Director and Michael Wolfe, Public Works Director were available to answer questions. No public comments were received. Discussion ensued among the council and staff.

It was moved by Councilmember Starr, seconded by Councilmember Perello, to approve the recommended action. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua, and Mc Arthur voted in favor; motion passed 7-0.

6. Public Works Department
SUBJECT: Reimbursement of Service Charges to Special Districts. (10 minutes)
RECOMMENDATION: That the City Council approve and authorize the City Manager to approve:

    1. Transfers in the total amount of $49,531.62 from the General Fund (101) available fund balance to seven Landscape Maintenance Districts (Fund 120), with the corresponding budget appropriation adjustments for reimbursement of service charges, including interest; and
    2. Transfers in amounts detailed in Table 2 of the Financial Impact section from six Landscape Maintenance Districts (Fund 120) available fund balances to six other Landscape Maintenance Districts (Fund 120), and subsequent transfers to and from the General Fund (101) for changes in General Benefit contributions with the corresponding budget appropriation adjustments for reimbursement of service charges, including interest.

(This item did not originate in Committee as it is a continuation of an item previously approved by the City Council on March 19, 2024.)

Anthony Miller, Special Districts Project Manager and Michael Wolfe, Public Works Director were available to answer questions. Public comments were received from Doug Partello and Alicia Percell. Discussion ensued among the council and staff.

It was moved by Councilmember Basua, seconded by Mayor Pro Tem Teran, to approve the recommended action. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Perello and Mc Arthur voted in favor; motion passed 7-0.

7. Human Resources Department
SUBJECT: Amendment to CalPERS Contract. (10 minutes)
RECOMMENDATION: That City Council:

1. Adopt **Resolution No. 15,860** of intention to approve an amendment to the contract between the Board of Administration of the California Public Employees' Retirement System and the City Council of the City of Oxnard to provide a different level of benefits without improved industrial disability allowance for new local police members.

2. Approve the first reading by title only and waive further reading of an uncodifed **Ordinance No. 3060** titled: "Ordinance of the City Council of the City of Oxnard authorizing an amendment to the contract between the Board of Administration of the California Public Employees' Retirement System and the City Council of the

City of Oxnard."

(This item did not originate in Committee.)

Steve Naveau, Human Resources Director was available to answer questions. Public comment was received from Doug Partello. Discussion ensued among the council and staff.

It was moved by Councilmember Starr, seconded by Councilmember Rodriguez, to approve the recommended action. VOTE: Rodriguez, Starr, Teran, Basua, Perello, Perez and Mc Arthur voted in favor; motion passed 7-0.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 12:22 p.m. on April 20, 2025.

LOURDES A. LÓPEZ
City Clerk

LUIS A. MC ARTHUR
Mayor