MINUTES
OXNARD CITY COUNCIL
Regular Meeting
July 29, 2025

A. ROLL CALL, POSTING OF AGENDA

At 4:30 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council convened in the Council Chambers at 305 West Third Street, Oxnard, California. Councilmembers Luis A. Mc Arthur; Bert E. Perello; Michaela Perez; Gabriela Rodriguez; Aaron Starr and Gabriel Teran were present. The City Clerk stated that the agenda was posted on Thursday, July 17, 2025 at the Library, City Hall kiosk, City Administrative Offices and on the website.

Staff members present were Alexander Nguyen, City Manager, Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Michelle McCarron, Assistant City Attorney; and Lourdes A. López, City Clerk.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

No public comments were received. At 4:32 p.m., the City Council recessed to a closed session. At 4:34 p.m., Councilwoman Gabriela Basua was present.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Name of case: *OPV Coalition; et al. v. Fox Canyon Groundwater Management Agency; et al.*
Santa Barbara Superior Court Case No. VENCI00555357
Legislative Body: City Council

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Name of case: *City of Oxnard v. County of Ventura, et al.*
Ventura County Superior Court Case No. 2025CUWM040058
Legislative Body: City Council

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Government Code section 54956.9(d)(1))
Name of case: Joan Johnson v. City of Oxnard
Ventura County Superior Court Case No. 56-2022-00566064-CU-OE-VTA
Legislative Body: City Council

At 6:06 p.m., the City Council reconvened in an open session in the Council Chambers. The City Attorney announced that no reportable actions resulted from the closed session.

D. OPENING CEREMONIES (6:00 PM)

At 6:07 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council concurrently with the Oxnard Financing Authority 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 stated that the agenda was posted on Thursday, July 17, 2025 at the Library, City Hall kiosk, City Administrative Offices and on the website.

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence in honor of Rev. Edgar Mohorko, Jaime Alanis Garcia and the recent shootings in the east coast.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Andrew Gonzalez, Deputy City Attorney; Jason Zaragoza, Assistant City Attorney; Javier Chagoyen-Lázaro, Chief Financial Officer; Andrew Dickinson, Code Compliance Manager; Joe Pearson, Planning Manager; Juan Carlos Torres, Associate Planner and Lourdes A. López, City Clerk.

E. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

At 6:11 p.m. the City Council voted to continue with Items Not on the Agenda and Non-Action Items past the 30 minutes allotted.

It was moved by Councilman Starr, seconded by Mayor Pro Tem Teran, to suspend the rules to allow the Council to accept speakers past the allotted thirty minutes. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua and Mc Arthur voted in favor; the motion carried 7-0.

Public comments were received from Martina Gallegos; Sarah; Alyssa Ellis; Gloria Soto; Deborah Baber; Alex Mantanona; Melissa Muñoz; Eric Burschinger; Claudia; Heather Naxu Luhn; Noemi Tungüi; Jorge Toledano; Doug Partello; Juan Carlos Diaz; Alondra Mendoza; Vanessa Teran; Primitiva Hernandez; Paul H. Johnson; Kitty Merrill; Lori Mills; Christian Mills; James A. Merrill; Rebecca Martin; Delfino Lopez-Rovas; caller ending 7620; Nicholas Bednarski; Alexis Schmidt; David Goodman; Vanessa Frank; Cynthia Salas; Vanessa Valdez; Elidet Reyes Bordon; Odette Moran; Susie Valencia; Teresa Bonham; Michael S. Koslow; Karla Alejandra; Sheryl Hall; Christine Brown; Lilia Ruvalcaba; Alex Auclair; Angie Jimenez; Julia Malach; KC Rodriguez; Gina L.; Leonard Castillo; Carson Acosta; Ivan Vega; Channon P.; Arthur Valenzuela, Jr.; Greg Runyon; Willie Lubka; Roni Miranda; Tish Chafee; Viv Barajas and caller ending 7620.

Written comments were received from: Heather Schmidt; Andrea Ramos; Shannon Anderson; Herrera family; Sue Williamson, Susana Barron and Valeria Resendiz.

RECESS

At 9:01 p.m., the City Council recessed and at 9: 15 p.m., the City Council reconvened.

F. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

G. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The members of the Council provided brief announcements regarding various activities;

Councilwoman Perez requested that staff develop a resolution to support the Polluters Pay Climate Superfund Action of 2025 to be agendize and presented at the next City Council meeting in September

It was moved by Mayor Pro Tem Teran, seconded by Councilwoman Rodriguez, to extend the meeting past 10:00 p.m. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Starr, Teran and Basua voted in favor; the motion carried 7-0.

H. REVIEW OF INFORMATION/CONSENT AGENDA

Item Nos. J-2, J-3 and J-5 were reviewed and discussed among the Council and staff.

I. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

No public comments were received.

J. INFORMATION/CONSENT AGENDA

1. City Clerk Department
SUBJECT: Approval of Minutes.
RECOMMENDATION: That the City Council approve the minutes of the July 1 and 15, 2025 regular meetings as presented.

2. City Attorney Department
SUBJECT: Disposal of Confiscated, Impounded And Unclaimed Property Ordinance.
RECOMMENDATION: That the City Council adopt **Ordinance 3066** titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING ARTICLE III OF CHAPTER 7 OF THE OXNARD CITY CODE REGARDING

DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

3. City Attorney Department
SUBJECT: Prohibition of Nitrous Oxide Ordinance.
RECOMMENDATION: That the City Council adopt **Ordinance 3065** titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE XXVII TO CHAPTER 7 TO THE OXNARD CITY CODE PERTAINING TO THE PROHIBITION OF NITROUS OXIDE."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

4. City Attorney Department
SUBJECT: Regulation of Skateboard Parks Ordinance.
RECOMMENDATION: That the City Council adopt **Ordinance No. 3067** titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE XXVIII TO CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE REGULATION OF CITY SKATEBOARD PARKS."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

5. Community Development Department
SUBJECT: Casa de Carmen/Oxnard Navigation Center Public Open Space Agreement (A-8596).
RECOMMENDATION: That the City Council approve and authorize the City Manager to execute a Public Plaza Operations Agreement between the City and 2nd & B LP for the provision of public open space for the Casa de Carmen project located at 241 West Second Street, Oxnard, CA.

(This item did not originate in Committee)

6. 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 May 2025.

(This item did not originate in Committee)

7. Public Works Department
SUBJECT: Public Project Agreement 32600050 with Rainy Day Roofing for River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2.
RECOMMENDATION: That the City Council approve and authorize:

1. A total of $998,425.15 in Project funds for the River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2;
2. The Mayor to Execute an Agreement with Rainy Day Roofing in the amount of $768,019.15 for the Project and approve a Project contingency amount of $153,604 (~20%) with Rainy Day Roofing for a total not to exceed value of $921,623.15 for the Project; and
3. A Project allocation amount of $76,802 (~10%) for engineering, inspection, survey, and project management (EISPM) 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.)

Consent Item Nos. J-1, J-4, J-6 and J-7
It was moved by Councilmember Perello, seconded by Mayor Pro Tem Teran, to approve the Information/Consent items as presented. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Starr, Teran and Basua voted in favor; the motion carried 7-0.

Consent Item No. J-2
Deputy City Attorney Gonzalez presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments were received.

It was moved by Councilmember Perello, seconded by Councilwoman Rodriguez, to approve Information/Consent Item J-2 as presented. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua and Mc Arthur voted in favor; the motion carried 7-0.

Consent Item No. J-3
Deputy City Attorney Gonzalez presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments were received.

It was moved by Councilwoman Rodriguez, seconded by Councilmember Perello, to approve Information/Consent Item J-3 as presented. VOTE: Perez, Rodriguez, Teran, Basua, Mc Arthur and Perello voted in favor; the motion carried 6-1 with Councilman Starr voting no.

<u>Consent Item No. J-5</u>
Planning Manager Pearson presented and was available to answer questions. Discussion ensued among the Council and staff. No public comments were received.

It was moved by Councilwoman Basua, seconded by Councilmember Perello, to approve Information/Consent Item J-5 as presented. VOTE: Rodriguez, Starr, Teran, Basua, Mc Arthur, Perello and Perez voted in favor; the motion carried 7-0.

K. PUBLIC HEARINGS

1. Community Development Department
SUBJECT: Subdivision to combine three existing lots into one lot (1.3-acre parcel), vacating existing easements and right of way, and granting of new easements to the City of Oxnard to allow for adaptive reuse of an existing development into a 20-unit apartment complex, located at 2929-2931 Albany Drive (APN Nos: 221-0-061-035 & 221-0-061-195). (20 minutes)
RECOMMENDATION: That the City Council:

    1. Conduct a public hearing regarding the property located at the intersection of Channel Islands Boulevard and Albany Drive; and
    2. Find the project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and,
    3. Adopt **Resolution No. 15,999** approving Planning and Zoning Permit No. 24-300-03 for a Tentative Subdivision Map subject to required findings and conditions of approval.

(This item did not originate in Committee.)

The City Clerk announced the affidavit of publication published in Vida Newspaper on July 17, 2025 and stated there was one written communication received from Nicholas Eckenwiler with California Defense Fund.

Councilmembers reported on the ex parte communications received on this item.

The Planning Manager Pearson and Associate Planner Torres were available to answer questions. Discussion ensued among the Council and staff.

Mayor Mc Arthur opened the public testimony portion of the public hearing.

No public comments were received.

Without objection, the Council approved closing the public testimony portion of the public hearing.

Discussion ensued among the Council and staff.

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

2. Community Development Department
SUBJECT: One lot subdivision of an approximately 3.21-acre lot for 22 industrial condominium purposes, located at 2360-2364 Sturgis Road (APN:216-0-194-215). (20 minutes)
RECOMMENDATION: That the City Council:

1. Conduct a public hearing regarding the property located at 2360-2364 Sturgis Road; and
2. Find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and
3. Adopt **Resolution No. 16,000** approving Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions.

(This item did not originate in Committee.)

At 10:26 p.m. Councilman Starr recused himself and left the dais because he works for Haas Automation. He stated that the beneficial owner of Haas Automation is also the majority owner of another entity that owns property at the southeast corner of Rice Avenue and Sturgis, approximately 790 feet from the project site. Moreover, the Fair Political Practices Commission indicated they cannot definitively advise whether participation would be permitted under the political reform act and that it would take no fewer than 21 working days for them to issue a formal opinion. So while he stated that he cannot imagine this decision would have a material financial effect on his employer, out of an abundance of caution, Councilman Starr recused himself from participating in or voting on this item to avoid any potential violation of conflict of interest laws.

The City Clerk announced the affidavit of publication published in Vida Newspaper on July 17, 2025 and stated there were no written communications received on this item.

Councilmembers reported on the ex parte communications received on this item.

The Planning Manager Pearson and Associate Planner Torres were available to answer questions.

Mayor Mc Arthur opened the public testimony portion of the public hearing.

There were no public speakers.

Without objection, the Council approved closing the public testimony portion of the public hearing.

Discussion ensued among the Council and staff.

It was moved by Mayor Pro Tem Teran, seconded by Councilwoman Basua, to approve the recommended action. VOTE: Rodriguez, Teran, Basua, Mc Arthur, Perello and Perez voted in favor; motion carried 6-0-1 with Councilman Starr recusing himself due to a conflict of interest.

At 10:27 p.m., Councilman Starr was present.

L. REPORTS

1. Finance Department
SUBJECT: Authorizing the Issuance of 2025 Wastewater Revenue Refunding Bonds.
RECOMMENDATION: That the City Council:
a) Adopt **Resolution No. 16,001** approving and authorizing the issuance and sale of 2025 Wastewater Revenue Refunding Bonds in an amount not to exceed $55,000,000; and
b) Authorizing execution of an Indenture of Trust; and
c) Authorizing the execution of and approving related agreements required in connection therewith; and
d) Authorizing the taking of all other actions necessary to the consummation of the transaction contemplated by the resolution.

(Finance and Governance Committee approved 3-0 on June 24, 2025.)
(Presentation will be live at the request of the consultant.)

The Chief Financial Officer introduced Greg Hill, Managing Principal with NHA Advisors and Kim Byrens with Best Best and Krieger, LLP (bond counsel) who presented and were available to answer questions. Discussion ensued among the Council and staff. No public comments were received.

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

2. City Attorney Department
SUBJECT: Candidate Processing Fee Ordinance. (10 minutes)

RECOMMENDATION: That the City Council:
1. Approve the first reading by title only and waive further reading of an **Ordinance No. 3068** titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING SECTION 1-52 TO CHAPTER 1 ARTICLE IV OF THE OXNARD CITY CODE ESTABLISHING A CANDIDATE PROCESSING FEE FOR THE FILING OF NOMINATION PAPERS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10228"; and

2. Authorize the City Clerk to process refunds to candidates who paid a $25 candidate processing fee since 2018, provided a written refund request is submitted to the City Clerk within one year of the ordinance's effective date.

(This item did not originate in Committee.)

The City Attorney and Assistant City Attorney Zaragoza was available to answer questions. Discussion ensured among the Council and staff. Public comment was received from Ronald Arruejo.

It was moved by Councilman Starr, seconded by Mayor Mc Arthur, to direct the City Manager to administratively issue the $25 refunds to the 36 candidates owed with a letter. VOTE: Mc Arthur, Rodriguez, Starr and Teran voted in favor; motion carried 4-3 with Councilmembers Perello, Perez and Basua voting no.

It was moved by Councilwoman Rodriguez, seconded by Councilmember Perello, to approve Recommendation No. 1 as presented. VOTE: Perello, Perez, Rodriguez, Teran, Basua and Mc Arthur voted in favor; motion carried 6-1 with Councilman Starr voting no.

3. Finance Department
SUBJECT: FY 2025-26 General Fund Budget City Treasurer's Department. (10 minutes)
RECOMMENDATION: That the City Council approve a budget appropriation in the amount of $72,818 from the General Fund (101) available fund balance to increase the City Treasurer's annual budget from $409,182 to $482,000 for Fiscal Year 2025-26.

(This item did not originate in Committee)

The Chief Assistant City Attorney and Chief Financial Officer was available to answer questions. Discussion ensured among the Council and staff. No public comments were received. Transcript provided by Mayor Pro Tem.

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

M. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 11:25 p.m.

Lourdes A. López

LOURDES A. LÓPEZ
City Clerk

LUIS A. MC ARTHUR
Mayor