

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor and at the Oxnard main library, 251 South A Street during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.gov.



AMENDED AGENDA
(Amended 4/15/26 to add item, Closed Session Item C-3 and M-1 revised resolution)

OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY

Meeting Location: Council Chambers, 305 West Third Street

April 21, 2026

Closed Session - 4:30 PM

Appointment Items - 5:00 PM

Regular Meeting - 6:00 PM

Zoom details to call-in for public comment during a meeting:

1. Dial Phone Number: (888) 475-4499
2. Enter Meeting ID: 860 9876 4974
3. Passcode: 774596

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom call-in steps listed above. Once the presiding officer calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room. Press *6 when asked to unmute. Listen to the instructions provided virtually on the phone while on hold in the zoom waiting room. Please note that there is a slight time delay when viewing the meeting via television.

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY. TO PARTICIPATE REMOTELY VISIT WWW.OXNARD.GOV.

To find out how you may provide public comment, please refer to the instructions below or at [www.https://www.oxnard.org/city-meetings/](https://www.oxnard.org/city-meetings/).

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.
2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING
 - a. Submit a request to speak remotely by 3:00 p.m. on the day of the meeting by using the form available at www.oxnard.org/citymeetings.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

- b. Submit an email to cityclerk@oxnard.org by 3:00 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
- c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.

3. PROVIDE PUBLIC COMMENT REMOTELY DURING THE MEETING

- a. Follow Zoom details listed above.
- b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and Housing Authority
CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL
2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: *Diba v. City of Oxnard*
Ventura County Superior Court, Case No. 2025CUPA046771
Legislative Body: City Council
2. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: *Clayton v. City of Oxnard*
Ventura County Superior Court, Case No. 56-2022-00569939-CU-PA-VTA
Legislative Body: City Council
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code section 54956.9(d)(4))
Based on existing facts and circumstances, the City Council shall decide whether to initiate litigation in one potential case.
Legislative Body: City Council

D. APPOINTMENT ITEMS (5:00 PM)

1. Cultural & Community Services Department

SUBJECT: Oxnard Public Library Annual Report.

RECOMMENDATION: That City Council receive the Oxnard Public Library annual report.

(This item did not originate in Committee.) This is a live presentation.

Please click the following link to view the required Measure M pre-recorded presentation video:

<https://youtu.be/EY8UYpS8L7c>

Legislative Body: City Council

Contact: Kathleen Ashmore, (805) 385-7522

2. SUBJECT: Presentation by the Museum of Ventura County.

E. OPENING CEREMONIES (6:00 PM)

Pledge of allegiance to the flag of the United States.

F. CEREMONIAL ITEMS

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

A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body, and on non-action items such as ceremonial items, report of city manager / executive director / secretary, and city council/ housing authority / successor agency / financing authority business / committee reports. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager / Executive Director / Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

H. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

1. SUBJECT: City Manager's Corner: updates, announcements, clarifications, and local government fun facts on occasional Tuesdays.

I. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY BUSINESS/COMMITTEE REPORTS

At this time, a member of the legislative body may make a brief announcement, or make a brief report on his or her activities. Further, members of the legislative body may request to schedule consideration of whether to place an item on a future agenda. The legislative body cannot enter into detailed discussion or

take action on any item presented during this report. The member's report shall not exceed three minutes, unless additional time is granted by the presiding officer.

J. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

L. INFORMATION/CONSENT AGENDA

1. City Manager Department

SUBJECT: Approval of FY 2026-27 Special Event Support Program Events and Budget

RECOMMENDATION: That the City Council approve the list of recommended events for the FY 2026-27 Special Event Support Program and allocate \$113,600 in the FY 26-27 budget to support the program.

(This item did not originate in Committee.)

Legislative Body: City Council

Contact: Ashley Golden, (805) 385-7478

2. Finance Department

SUBJECT: Monthly Report of Accounting of All Receipts, Disbursements and Fund Balances & List of City Manager-approved contracts.

RECOMMENDATION: That the City Council:

1. Receive and file the report and accounting of all receipts, disbursements and fund balances for the month of February 2026; and
2. Receive and file the list of City Manager-approved contracts for the month of February 2026.

(This item did not originate in Committee.)

Legislative Body: City Council

Contact: Javier Chagoyen-Lazaro, (805) 200-5400

3. Housing Department

SUBJECT: Oxnard Housing Authority's Monthly Investment Report.

RECOMMENDATION: That the Oxnard Housing Authority Board of Commissioners receive and file the monthly investment report for the period ending February 2026.

(This item did not originate in Committee)

Legislative Body: Housing Authority

Contact: Brenda Lopez, (805) 385-8092

4. Housing Department

SUBJECT: Mobile Home Park Rent Stabilization Annual Activity Report for 2025.

RECOMMENDATION: That the City Council receive and file the 2025 Annual Activity Report for the Mobile Home Park Rent Stabilization Program, as adopted by the Mobile Home Park Rent Review Board.

(This item did not originate in Committee.)

Legislative Body: City Council
Contact: Brenda Lopez, (805) 385-8092

5. Housing Department

SUBJECT: Designation of hearing officer for Mobile Home Park Rent Stabilization System.

RECOMMENDATION: That the City Council adopt a resolution designating Serviam by Wright LLP, with Brian T. Chu as the lead hearing officer, and Curtis R. Wright, Rene L. Farjeat, Nicolas L. Jaber, and Haleigh Cummings, as backup hearing officers, to conduct evidentiary hearings for disputes arising under the Mobile Home Park Rent Stabilization System.

(This item did not originate in Committee.)

Legislative Body: City Council
Contact: Brenda Lopez, (805) 385-8092

6. Police Department

SUBJECT: Ventura County Animal Services Agreement FY 2026-27.

RECOMMENDATION: That the City Council:

1. Approve and authorize the Mayor to sign a second amendment to the services agreement (A-8151) with the County of Ventura Animal Safety and extend the agreement for one (1) additional year; and
2. Approve and authorize the Mayor to sign a Service Level Request in the amount of \$3,451,446.47 for the budgeted cost of animal care services for FY 26-27, for the seventh year of a seven-year agreement (A-8151) with the County of Ventura to provide animal safety services.

(This item did not originate in Committee since this is a continuation of a previous item, last approved by the City Council on June 4, 2025.)

Legislative Body: City Council
Contact: Jason Benites, (805) 385-7624

7. Public Works Department

SUBJECT: Second Amendment to Agreement 32300336 with Bureau Veritas Technical Assessments, LLC for Facilities Condition Assessments, ADA Assessments, and Facility Cost Models.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a Second Amendment to the Agreement with Bureau Veritas Technical Assessments, LLC, increasing the amount by \$252,491 for a new contract value of \$592,491 and extend the term to March 21, 2027, for facility condition assessments, ADA assessments, and facility cost models.

(This item did not originate in Committee as it is a continuation from an item previously taken to Council.)

Legislative Body: City Council
Contact: Michael Wolfe, (805) 385-8055

8. City Attorney Department

SUBJECT: Fireworks Ordinance

RECOMMENDATION: That the City Council adopt an ordinance titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING SECTION 7-56 OF ARTICLE III OF CHAPTER 7; REPEALING SECTION 7-147.1 FIREWORKS OF ARTICLE VIII OF CHAPTER 7; AND ADDING ARTICLE XVI OF CHAPTER 7 PERTAINING TO THE REGULATION OF FIREWORKS, PYROTECHNICS AND PRODUCTION EFFECTS; VIOLATIONS TO THE OXNARD CITY CODE."

The Community Service, Public Safety, Housing & Economic Development Committee approved 3-0 on March 24, 2026

Legislative Body: City Council
Contact: Michelle McCarron, 805-385-3937

9. Housing Department

SUBJECT: Declaration of Surplus Public Lands and Resolution Determining the Lands Exempt from the Surplus Land Act (Assessor Parcel Numbers 202-0-103-175 and 202-0-103-235)

RECOMMENDATION:

1. That the City Council adopt a Resolution declaring two specific parcels of real property located in downtown Oxnard (Assessor Parcel Numbers 202-0-103-175 and 202-0-103-235) to be surplus to the needs of the City and to constitute exempt surplus land pursuant to Government Code Section 54221(f)(1)(B), and
2. Authorize the City Manager to do all things deemed necessary to effectuate the purpose of the Resolution.

(This item did not originate in Committee)

Legislative Body: City Council
Contact: Brenda Lopez, (805) 385-8092

M. PUBLIC HEARINGS

1. Housing Department

SUBJECT: TEFRA Hearing - Aspire Apartments.

RECOMMENDATION: That the City Council:

1. Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing regarding the issuance and reissuance of tax-exempt bond financing for the benefit of Aspire Apartments LP for an 88-

unit, including one manager unit, multifamily rental affordable housing project located at 536-538 Meta Street, and

2. Adopt a resolution titled: Resolution of the City Council of the City of Oxnard approving a plan of finance including the issuance and reissuance of exempt facility bonds by the California Municipal Finance Authority in an aggregate outstanding principal amount not to exceed \$25,000,000 to finance and refinance a qualified residential rental project for the benefit of Aspire Apartments LP (or an affiliate), and certain other matters relating thereto.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video:

<https://youtu.be/8hssMjGLtMQ>

Legislative Body: City Council

Contact: Brenda Lopez, (805) 385-8092

2. Housing Department

SUBJECT: TEFRA Hearing - Cypress Place at Garden City, Phase II Apartments.

RECOMMENDATION: That the City Council:

1. Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing regarding the issuance and reissuance of tax-exempt bond financing for the benefit of Cypress Place at Garden City II, LP for a 60-unit, including one manager unit, multifamily rental housing project located at 5482 Cypress Road; and

2. Adopt a resolution titled: Resolution of the City Council of the City of Oxnard approving a plan of finance of the California Municipal Finance Authority to issue and reissue revenue bonds for a qualified residential rental project in a principal amount not to exceed \$20,000,000 for the benefit of Cypress Place at Garden City II LP, and certain other matters relating thereto.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video:

https://youtu.be/MZIA8UIWg_k

Legislative Body: City Council

Contact: Brenda Lopez, (805) 385-8092

3. Housing Department

SUBJECT: TEFRA Hearing - Lockwood III Apartments.

RECOMMENDATION: That the City Council:

1. Conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing regarding the issuance and reissuance of tax-exempt bond financing for the benefit of Lockwood 3 Oxnard LP for a 234-unit, including two manager units, multifamily rental affordable housing project located at 2151 Lockwood Street; and

2. Adopt a resolution titled: Resolution of the City Council of the City of Oxnard approving the issuance and reissuance of the California Municipal Finance Authority exempt facility bonds for a qualified residential rental project in an aggregate principal amount not to exceed \$70,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement and equipping of Lockwood III, and certain other matters relating thereto.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video:

<https://youtu.be/yMvu6NPOjOQ>

Legislative Body: City Council

Contact: Brenda Lopez, (805) 385-8092

N. REPORTS

1. Fire Department

SUBJECT: Formal Adoption of the 2026 City of Oxnard Emergency Operations Plan (EOP) Update.

RECOMMENDATION: That the City Council:

1. Adopt a resolution formally adopting the 2026 Emergency Operations Plan Update titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING THE EMERGENCY OPERATIONS PLAN UPDATE FOR THE CITY OF OXNARD AND LETTER OF PROMULGATION

2. Authorize the City Manager to execute the Mutual Aid Agreement with The American Society for the Prevention of Cruelty to Animals (ASPCA) to provide assistance and service to animals impacted by Disasters.

(The Community Services, Public Safety, Housing & Development Committee approved 2-0 on March 24, 2026.)

Please click the following link to view the required Measure M pre-recorded presentation video:

<https://youtu.be/yVDdia9DRBk>

Legislative Body: City Council

Contact: Alexander Hamilton, (805) 385-7700

2. Fire Department

SUBJECT: Amending Chapter 6 of the Oxnard City Code Related to the Disaster Council.

RECOMMENDATION: That the City Council introduce by title only, waiving further reading of an ordinance amending Chapter 6 of the Oxnard City Code titled:

AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA AMENDING SECTION 6-5 OF CHAPTER 6 OF THE OXNARD CITY CODE RELATING TO THE DISASTER COUNCIL

(The Community Services, Public Safety, Housing & Development Committee approved 2-0 on March 24, 2026.)

The City Council approved the introduction of the Ordinance at the April 7, 2026 City Council meeting.

Please click the following link to view the required Measure M pre-recorded presentation video:<https://youtu.be/-7y3WQRyLi8>

Legislative Body: City Council
Contact: Alexander Hamilton, (805) 385-7700

3. Public Works Department

SUBJECT: Ratify an Emergency Order and Approve Contract 32600454 with Toro Enterprises, Inc. for Emergency Repairs on a Water Main on Channel Islands Blvd and Statham Blvd in an Amount Not to Exceed \$250,000.

RECOMMENDATION: That the City Council review and ratify the following:

1. The Director of Public Works' emergency order to dispense with public bidding requirements pursuant to Public Contract Code section 22050, to make emergency repairs to the City's water distribution system;
2. Authorize the City Manager to execute an emergency contract with Toro Enterprises, Inc. for \$210,266.11 and a project contingency amount of \$39,733.89 for an overall total amount not to exceed \$250,000.00 for Emergency Repairs on a Water Main at the intersection of Channel Islands Blvd and Statham Blvd; and
3. The Director of Public Works' declaration of the termination of the emergency order to dispense with public bidding requirements pursuant to Public Contract Code section 22050, to make emergency repairs to the City's water distribution system.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video:
<https://youtu.be/lara00F-au0>

Legislative Body: City Council
Contact: Michael Wolfe, (805) 385-8055

4. Public Works Department

SUBJECT: Grant Application Authorization for \$1,092,000 for the Kamala Park Neighborhood Cast Iron Pipe Replacement Capital Improvement Project.

RECOMMENDATION: That the City Council:

1. Authorize the City Manager or designee to submit a grant application to the U.S. Environmental Protection Agency for \$1,092,000 (with 20% local match of \$218,400) in Community Project Funding for the Kamala Park Neighborhood Cast Iron Pipe Replacement Capital Improvement Project C2228;

2. Authorize the City Manager or designee to execute all documents, including but not limited to applications, agreements, and amendments necessary to secure grant funds and implement the approved grant project;
3. Authorize the Finance Director or designee to submit financial reports and grant claims and approve budget appropriations for the use of the grant funds; and
4. Authorize the Public Works Director or designee to submit non-financial reports.

(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.)

Please click the following link to view the required Measure M pre-recorded presentation video:
https://youtu.be/WozmmXu_s-g

Legislative Body: City Council
Contact: Michael Wolfe, (805) 385-8055

5. Public Works Department

SUBJECT: Second Amendment to Agreement A-8280 with Waste Management of California, Inc. for Solid Waste Disposal.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a Second Amendment to Agreement A-8280 with Waste Management of California, Inc. to extend the term for one year, from May 15, 2026, to May 14, 2027, and in the amount of \$12,447,104 for a new not-to-exceed agreement value of \$65,657,827.

(This item did not originate in Committee as it is a continuation from an item previously taken to Council.)

This item is categorically exempt from the California Environmental Quality Act pursuant to 14 C.C.R. § 15301(b); 15307; and 15061(b)(3).

Please click the following link to view the required Measure M pre-recorded presentation video:
<https://youtu.be/8j7KA9UI9jI>

Legislative Body: City Council
Contact: Michael Wolfe, (805) 385-8055

6. Housing Department

SUBJECT: Exclusive Negotiation Agreement Between the City of Oxnard, the Parking Authority of the City of Oxnard, and JB Jonesboro, LLC

RECOMMENDATION:

1. That the City Council authorize the Mayor to execute an Exclusive Negotiation Agreement with JB Jonesboro, LLC regarding the City-owned parcels between West 5th and West 6th Streets and South B and South C Streets: 318 West Fifth St. (APN 202-0-103-210), 321 West Sixth St. (202-0-103-130), and APNs 202-0-103-115, 202-0-103-175, 202-0-103-225, 202-0-103-235; and
2. That the Board of the Parking Authority authorize the Chairperson to execute an Exclusive Negotiation Agreement with JB Jonesboro, LLC regarding the Parking Authority-owned parcels

between West 5th and West 6th Streets and South B and South C Streets, APNs: 202-0-103-025, 202-0-103-185, 202-0-103-145, and 202-0-103-205.

(This item did not originate in Committee)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/NvRU6VVtCn8>

Legislative Body: City Council
Contact: Brenda Lopez, (805) 385-8092

7. City Manager Department

SUBJECT: California Public Records Act Update and Amending the Position Control Resolution for the City Manager's Office.

RECOMMENDATION: That the City Council:

1. Receive and file a report on the California Public Records Act Request Activity; and
2. Adopt a resolution amending the Full-Time Equivalent Resolution No. 15,885 for the City Managers' Office to add one full-time Administrative Services Specialist position, and reclassify one Administrative Services Analyst position to an Administrative Services Analyst Senior position, effective upon adoption, and take related actions as necessary.

The Finance & Governance Committee voted 1-1 on March 24, 2026 and the motion to recommend this item to City Council failed.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://www.youtube.com/watch?v=YShnf8xq7f8>

Legislative Body: City Council
Contact: Eric Sonstegard, (805) 385-7478

O. ADJOURNMENT