

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.



AGENDA
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD PARKING AUTHORITY – Special Meeting (Information/Consent Item L-4)
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY

Meeting Location: Council Chambers, 305 West Third Street
May 5, 2026

Appointment Items - 5:30 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: 886 4374 1890
3. Passcode: 151949

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.
 - 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.

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.

- 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 Oxnard Parking Authority.

During this meeting, Mayor Pro Tem Gabe Teran will be participating remotely from the following location: Holiday Inn Express Visalia Sequoia Gateway Area by Ihg, 5625 W Cypress Avenue, Visalia, CA 93277

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

D. APPOINTMENT ITEMS (5:30 PM)

1. Cultural & Community Services Department

SUBJECT: Senior Services Commission Annual Report.

RECOMMENDATION: That the City Council: 1) Receives the Senior Services Commission annual report; and 2) Present a Proclamation Designating the Month of May 2025 as "Older Americans Month."

This is a live presentation.

Legislative Body: City Council

Contact: Terrel Harrison, (805) 385-7994

E. OPENING CEREMONIES (6:00 PM)

Pledge of allegiance to the flag of the United States.

F. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Commendation Honoring Pacifica High School Girls Wrestling Team For Winning the First CIF-Southern Section Division 3 Team Championship.
2. SUBJECT: Presentation of a Commendation Honoring Channel Islands High School Mock Trial Team for their Outstanding Performance at the County Competition.
3. SUBJECT: Presentation of a Commendation Honoring Channel Islands High School Academic Decathlon Team for Earning 3rd Place Overall in Ventura County.
4. SUBJECT: Presentation of a Commendation Honoring Channel Islands High School Competition Team in Their Outstanding Achievement in Winning the 2025-2026 USA Spirit National Championship.
5. SUBJECT: Presentation of a Proclamation Designating May 2026 as "Asian American and Pacific Islander Heritage Month."

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.

1. City Clerk Department
SUBJECT: Appointment of Members to Serve on the City's Mobile Home Park Rent Review Board.

RECOMMENDATION: That the Mayor, with the approval of the City Council, appoint Yukio Okano and Cindy Verenisse Segura as at-large members to the Mobile Home Park Rent Review Board.

(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/yYw1NYPjxb8>

Legislative Body: City Council

Contact: Luly Lopez, (805) 385-7805

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 Clerk Department

SUBJECT: Approval of Oxnard City Council Minutes.

RECOMMENDATION: That the City Council approve the regular meeting minutes for April 21, 2026.

Legislative Body: City Council

Contact: Luly Lopez, (805) 385-7805

2. Finance Department

SUBJECT: Monthly Investment Report for the period ending March 31, 2026.

RECOMMENDATION: That the City Council receive and file the monthly investment report. This is an information item.

(This item did not originate in Committee.)

Legislative Body: City Council

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

3. Fire Department

SUBJECT: Ordinance No. 3078 Updating Chapter 6-5 Disaster Council.

RECOMMENDATION: That the City Council adopt Ordinance No. 3078 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 by a 6-0 vote.)

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

4. Housing Department

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

RECOMMENDATION: That the Board of the Parking Authority authorize the Chairperson to execute an Exclusive Negotiation Agreement with JB Jonesboro, LLC (A-8613) 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.)

Legislative Body: Parking Authority
Contact: Brenda Lopez, (805) 385-8092

M. PUBLIC HEARINGS

1. Housing Department

SUBJECT: FY 2026-27 Annual Action Plan and Citizen Participation Plan.

RECOMMENDATION: That the City Council:

1. Conduct a public hearing to receive comments, to incorporate any recommended changes, and approve the FY 2026-27 Annual Action Plan (AAP) and the Citizen Participation Plan (CPP) to be submitted to the U.S. Department of Housing and Urban Development (HUD);
2. Authorize the City Manager, or their designee, to incorporate the final grant allocations and approve the corresponding budget appropriations and corresponding revenue recognition (not subject to the \$220,000 CPP limit) and to make any future budgetary adjustments up to \$220,000; and
3. Authorize the City Manager, or his designees, to execute HUD agreements including certifications, applications, and pertinent documents for submission; and sign all agreements for the implementation including subrecipient and inter/intradepartmental agreements.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/pJlJKOqNVT4>

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

N. REPORTS

1. Public Works Department

SUBJECT: Public Project Agreement PW 20-95, Construction Management Services Agreement PW 26-65, and Professional Service Agreement Amendment for Campus Park Activation Project, Specification No. PW 20-95.

RECOMMENDATION: That the City Council approve and authorize:

1. A total of \$16,047,872.63 in Project funds for the Campus Park Activation Project, Specification No. PW 20-95;

2. The Mayor to execute Agreement 32600390 with Urban Habitat in the amount of \$12,688,141.63 for the Project and a Project contingency amount of \$1,268,814.00 (~10%) with Urban Habitat for a total not to exceed value of \$13,956,955.63 for the Project;
3. A Project allocation amount of \$2,080,217 (~16%) for engineering, inspection, survey, construction management, and project management for the Project;
4. The Mayor to execute Agreement 32600464 with Filippin Engineering, Inc. in the amount of \$1,780,217.00 for an initial term of two years from May 17, 2026, to May 16, 2028, with the option for three consecutive one-year period extensions ending May 16, 2031, for professional construction management, Inspection, materials testing, grant administration, and public outreach services for the Project;
5. The Mayor to execute a Fourth Amendment to Agreement A-8248 with Moore, Iacofano, Goltsman, Inc. in the amount of \$10,700.00 for a new not-to-exceed amount of \$1,290,964.52 and extend the term to December 31, 2027, to perform landscape architecture and design construction support services for the Campus Park Activation Project PW20-95; and
6. A project budget appropriation of \$299,727 from the Local Development Impact Fees Fund (350, subfund 8020, Parks and Recreation Fee) available fund balance to the Campus Park Activation Project (C2104), as well as the corresponding Capital Outlay Fund (301) appropriation increase in the same amounts.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's current 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/Sj2Nz3X6dv8>

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

2. Public Works Department

SUBJECT: Channel Islands Harbor Water Quality Implementation Plan Phase 1 Approval.

RECOMMENDATION: That the City Council direct staff to proceed with Phase 1 activities of the selected non-structural, structural, and receiving water strategies as outlined in Table 2 in this staff report.

(The Public Works and Transportation Committee approved 3-0 on April 14, 2026 to approve the staff recommendation, with the direction of adding a pumping project to Table 2 under the "Receiving Water" category, and to forward the item for Council approval.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/KVYFXkoCT7Y>

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

3. Housing Department

SUBJECT: HOME-ARP Loan Agreement for the Cypress Place at Garden City II Apartments, a 59-Unit Affordable Rental Project located at 5482 Cypress Road.

RECOMMENDATION: That the City Council adopt a resolution approving and authorizing the City Manager to execute a \$1,200,000 HOME-ARP loan agreement, and any and all related documents thereto, with Cypress Place at Garden City II, LP for the development of a fifty-nine (59) affordable unit and one (1) manager’s unit rental housing project located at 5482 Cypress Road, and known as the Cypress Place at Garden City II Apartments.

(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/vry817LB_E0

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

4. Housing Department

SUBJECT: Loan Agreements for Aspire Apartments, an 87-Unit Affordable Rental Project and Pocket Park located at 536-538 Meta Street.

RECOMMENDATION: That the City Council:

1. Adopt a resolution approving and authorizing the City Manager to execute a \$1,200,000 HOME-ARP loan agreement, a \$1,000,000 HOME loan agreement, and a \$689,659 CDBG loan agreement, and any and all related documents thereto, with Aspire Apartments, LP for the development of an eighty-seven (87) unit affordable and one (1) manager’s unit rental housing project and pocket park located at 536-538 Meta Street and known as the Aspire Apartments; and
2. Authorize the Mayor to execute a First Amendment to Agreement No. 32600278 with MNS Engineers Inc. to increase the not to exceed amount on the contract from \$220,000 to \$291,000 for labor compliance monitoring services.

(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/CPokibWpuPE>

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

5. Public Works Department

SUBJECT: Public Project Agreement 32600375 with Toro Enterprises, Inc. and Agreement 32600470 with Filippin Engineering, Inc. for Arterial Street Resurfacing - Oxnard Blvd., 5th Street, Saviers Road, & Ventura Road, Specification No. PW 25-43.

RECOMMENDATION: That the City Council approve and authorize:

1. A total of \$10,922,971.00 in Project funds for the Arterial Street Resurfacing - Oxnard Blvd., 5th Street, Saviers Road, & Ventura Road, Specification No. PW 25-43;
2. The Mayor to execute an Agreement with Toro Enterprises, Inc. in the amount of \$9,102,475.00 for the Project and a Project contingency amount of \$910,248.00 (~10%) with Toro Enterprises, Inc. for a total not to exceed value of \$10,012,723.00;
3. A Project allocation amount of \$910,248.00 (~10%) for engineering, inspection, survey, construction management, and project management; and
4. The Mayor to execute an Agreement with Fillippin Engineering, Inc. in the amount of \$741,634.00 with a term of one year from May 5, 2026, through May 4, 2027, for professional construction management services.

(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/TFJ56ESvK5Y>

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

6. Public Works Department

SUBJECT: Public Project Agreement 32600483 with American Asphalt South, Inc. for Advanced Alley Maintenance Program – Phase 1, Specification No. PW 26-06.

RECOMMENDATION: That the City Council approve and authorize:

1. A total of \$2,848,460.00 in Project funds for the Advanced Alley Maintenance Program-Phase I Project, Specification No. PW 26-06;
2. The Mayor to execute an Agreement with American Asphalt South, Inc. in the amount of \$2,373,716.00 for the Project and approve a Project contingency amount of \$237,372.00 (~10%) with American Asphalt South, Inc. for a total not to exceed value of \$2,611,088.00 for the Project;
3. A Project allocation amount of \$237,372.00 (~10%) for engineering, inspection, survey and project management for the Project; and
4. A project budget appropriation of \$862.631.00 from Measure O Fund (104) available fund balance to the Advanced Alley Maintenance Project (C2603), as well as the corresponding Capital Outlay Fund (Fund 301) appropriation increase in the same amounts.

(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/-9MBxFFSLyc>

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

7. Public Works Department

SUBJECT: Agreement 32600400 with GreenCoast Landscapes Inc. for Grid Pruning Services, Specification No. PW 26-38.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute an Agreement with GreenCoast Landscapes Inc. for an initial term of one year from May 20, 2026, to May 19, 2027, with an option for four consecutive one-year extensions ending May 19, 2031 and a total not to exceed amount of \$6,000,000 for grid pruning services.

(The Council Meeting agenda for May 5, 2026 will be posted prior to the April 28, 2026 Public Works and Transportation Committee meeting. Therefore, as of the drafting of the staff report the Committee outcome has not yet been determined.)

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/T6jqDjNW_bs

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

8. Community Development Department

SUBJECT: Joint Use Agreement with Southern California Edison and Fifth Harbor Owner, LLC.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute the Joint Use Agreement (A-8617) with Southern California Edison Company and Fifth Harbor Owner, LLC, denoted as JUA203904272. The Joint Use Agreement pertains to the relocation of the existing SCE transmission lines and related facilities from their existing location over a portion of the Northshore project to the easterly line of Harbor Boulevard adjacent to the project and extending to the southeast corner of Harbor Boulevard and West 5th Street.

(This item did not originate in Committee.)

Please click on the following link to view the required Measure M pre-recorded presentation: <https://youtu.be/JsvZK9694Z4>

Legislative Body: City Council

Contact: Jeff Pengilley, (805) 385-8208

O. ADJOURNMENT