

**MINUTES**  
OXNARD CITY COUNCIL  
Regular Meeting  
May 5, 2026

A. ROLL CALL, POSTING OF AGENDA

At 5:34 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, Bert E. Perello, Michaela Perez, Gabriela Rodriguez, Aaron Starr, Gabriel Teran\* and Luis A. Mc Arthur were present. The City Clerk stated that the agenda was posted on Thursday, April 23, 2026 at the Library, City Hall kiosk, City Administrative Offices and on the website.

\*Mayor Pro Tem Gabe Teran participated remotely from Holiday Inn Express Visalia Sequoia Gateway Area by Ihg, 5625 W Cypress Avenue, Visalia, CA 93277.

Staff members present were Alexander Nguyen, City Manager, Eric Sonstegard, Assistant City Manager, Stephen Fischer, City Attorney; Katie Casey, Deputy City Manager, Kenneth Rozell, Chief Assistant City Attorney; Renee Rakestraw, Assistant Cultural & Community Services Director and Lourdes A. López, City Clerk.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. APPOINTMENT ITEMS (5:30 PM)

I. 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."

Alice Sweetland, Chair of the Senior Services Commission provided an update on recent projects the Senior Services Commission has completed and those currently underway. She also introduced the Commissioners.

No public comments were received. Discussion ensued among the Council and Commissioners.

This was a receive and file. No action was required.

E. OPENING CEREMONIES (6:00 PM)

At 6:12 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council concurrently with the special meeting of the Oxnard Parking Authority in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. Councilmembers Gabriela Basua, Bert E. Perello, Michaela Perez, Gabriela Rodriguez, Aaron Starr, Gabriel Teran\* and Luis A. Mc Arthur were present. The City Clerk stated that the agenda was posted on Thursday, April 23, 2026 at the Library, City Hall kiosk, City Administrative Offices and on the website.

\*Mayor Pro Tem Gabe Teran participated remotely from Holiday Inn Express Visalia Sequoia Gateway Area by Ihg, 5625 W Cypress Avenue, Visalia, CA 93277.

The meeting opened with the pledge of allegiance to the flag of the United States led by Alejandro Sandoval, a student at Oxnard College. Mayor Mc Arthur called for a moment of silence in recognition of the ongoing conflicts around the world.

Staff members present were Alexander Nguyen, City Manager, Eric Sonstegard, Assistant City Manager, Stephen Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Jeff Pengilley, Community Development Director; Michael Wolfe, Public Works Director; Brenda Lopez, Housing Director, Elsa Brown, Development Manager and Lourdes A. López, City Clerk.

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.

The Mayor presented certificates to the team and coaches, who expressed their gratitude to the City Council for the recognition.

2. SUBJECT: Presentation of a Commendation Honoring Channel Islands High School Mock Trial Team for their Outstanding Performance at the County Competition.

The Mayor presented certificates to the team and coaches, who expressed their gratitude to the City Council for the recognition.

3. SUBJECT: Presentation of a Commendation Honoring Channel Islands High School Academic Decathlon Team for Earning 3rd Place Overall in Ventura County.

The Mayor presented certificates to the team and coaches, who expressed their gratitude to the City Council for the recognition.

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.

The Mayor presented certificates to the team and coaches, who expressed their gratitude to the City Council for the recognition.

5. SUBJECT: Presentation of a Proclamation Designating May 2026 as "Asian American and Pacific Islander Heritage Month."

Mayor Mc Arthur read the proclamation and presented it to Dr. George Yu of the Ventura County Chinese American Historical Society and the Asian Pacific Islanders American Association at CSU Channel Islands, along with Lily Anne y. Welty Tamai of the Ventura County Chapter of the Japanese American Citizens League, who thanked the City Council for the recognition.

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

Public comments were received from Mary K. Ridenour-French, Deirdre Frank, Eric Andrist, Sarah Wilczewski, Jeanette Lopez, Art Mortell, Gloria Massey Chinae, Larry Stein, Greg Runyon, Alicia Percell, Ronald Arruejo, Martha Patron and Eduardo Huerta.

#### H. REPORT OF CITY MANAGER

The City Manager provided comments on several matters, including: 1.) Annual Police Department Ceremony scheduled for Wednesday, May 13, at 10:30 a.m. in front of the Police Department; 2) The Community Development Director announced that May 2026 is recognized as Building & Safety Month, highlights the importance of safe and sustainable buildings in the community; and 3) Public Works Open House taking place on May 20<sup>th</sup> at Plaza Park.

#### I. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

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

##### 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.)

No public comments were received.

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

J. REVIEW OF INFORMATION/CONSENT AGENDA

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

No public comments were received.

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.

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.)

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.)

**Consent Item Nos. L-1, L-2 and L-3**

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

**Consent Item No. L-4\***

\*Consent Item L-4 will be listed in the Oxnard Parking Authority minutes.

**OXNARD PARKING AUTHORITY**

At 8:23 p.m., the joint meeting with the Oxnard Parking Authority concluded.

**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.

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

The City Clerk announced the affidavit of publication published in Vida Newspaper on April 2, 2026 and stated there were no written communications received on this item.

The Housing Director presented and was available to answer questions. Discussion ensued among the Council and staff.

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

Public comments were received from Kirsten Rizk, Eduardo Huerta and Greg Runyon.

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

## 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.)

Public comments were received from: Eric Andrist, Angela Whitecomb, Aurelio O'Campo Jr., Veronica Munoz, Miguel Fernandez, Larry Stein, Eduardo Huerta and Manuel Herrera.

The Public Works Director presented and was available to answer questions. Discussion ensued among the Council and staff.

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

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.)

No public comments were received.

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

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 **Resolution No. 16,037** 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.)

Public comments were received from Larry Stein.

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

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 **Resolution No. 16,038** 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.)

The Housing Director and Development Manager presented and were available to answer questions. Discussion ensued among the Council and staff.

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

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.)

Public comments were received from Larry Stein and Eduardo Huerta.

The Public Works Director presented and was available to answer questions. Discussion ensued among Council and staff.

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

At 9:42 p.m., the City 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 10:00 p.m. VOTE: Basua, Perello, Perez, Rodriguez, Starr, Teran and Mc Arthur voted in favor; motion passed 7-0.*

**6. Public Works Department**

**SUBJECT:** Public Project Agreement 32600483 with American Asphalt South, Inc. for Advanced Alley Maintenance Program – Phase I, 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.)

Public comments were received from Larry Stein.

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

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.)

No public comments were received.

The Public Works Director and Parks Supervisor reported that the Public Works and Transportation Committee voted 3-0 to recommend forwarding this item to the City Council. Discussion ensued among the Council and staff.

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

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 JUA204335812. 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.)

No public comments were received.

The Chief Assistant City Attorney presented and was available to answer questions. Discussion ensued among the Council and staff.

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

Mayor Mc Arthur request a status report on Measure O.

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 9:56 p.m.

  
\_\_\_\_\_  
LOURDES A. LOPEZ  
City Clerk

  
\_\_\_\_\_  
LUIS A. MC ARTHUR  
Mayor