

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
June 1, 2021

A. ROLL CALL, POSTING OF AGENDA

At 4:30 p.m., Mayor Pro Tem McDonald 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. The City Clerk called the roll and announced the posting of the agenda. Councilmembers Gabriela Basua, Vianey Lopez, Oscar Madrigal, Bert E. Perello, and Gabriel (Gabe) Teran were present via videoconference. Mayor Pro Tem Bryan A. MacDonald was present in person. Mayor John C. Zaragoza was absent.

Housing Authority Commissioner Jose Andrade joined the meeting at 6:00 p.m. via videoconference.

Staff members present in person were Alexander Nguyen, City Manager; Stephen M. Fischer, City Attorney; and Rose Chaparro, City Clerk.

Staff members Ashley Golden, Assistant City Manager; Shiri Klima, Deputy City Manager; Ken Rozell, Chief Assistant City Attorney; Jason Benites, Police Chief; Denise Shadinger, Assistance Police Chief; Scott Aaron, Sergeant; Alexander Hamilton, Fire Chief; Jaime Villa , EMS Coordinator; Craig Beck, Interim Public Works Director; Brian Yanez, Assistant Public Works Director; Steve Howlett, Assistant Public Works Director; Tatiana Arnaut, City Engineer; Omar Castro, Water Division Manager; Todd Vasquez-Housley, Environmental Resources Division Manager; Tim Bochum, City Traffic Engineer; Emilio Ramirez, Housing Director; Elsa Brown, Affordable Housing Manager; Vyto Adomaitis, Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Joe Pearson II, AICP Senior Planner; Jay Duncan, Call Center Manager; and Gary Krumian, IT Analyst participated via videoconference.

Alex Russell, Many Mansions Executive VP Real Estate Division; Derrick Wada, Many Mansions Associate Director of Real Estate; Doug Menges, Many Mansions Vice President of Real Estate; Luis Hernandez, Many Mansions Project Manager; Amanda Welker, Analyst at NBS Local Government Consultants also participated via videoconference.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and the Oxnard Housing Authority.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LABOR NEGOTIATORS (Government Code section

54957.6)

Agency designated representatives: Steve Naveau, Director of Human Resources; Mike More, Human Resources Manager/Risk Manager, and Jennie Kelly, Assistant City Attorney.

Employee organizations: Oxnard Public Safety Managers Association (OPSMA), and Oxnard Peace Officers Association (OPOA).

Legislative Body: City Council

Public comments were received from Annamarie S. Roseby. At 4:30 p.m., the City Council recessed to a closed session. At 5:10 p.m., the City Council reconvened in open session in the Council Chambers. The City Attorney announced that there were no reportable actions out of closed session.

D. APPOINTMENT ITEMS (5:15 PM)

1. City Manager Department

SUBJECT: Preview of the Upcoming Fiscal Year 2021-22 Budget (0/20/20)

RECOMMENDATION: That the City Council receive a preview of the upcoming Fiscal Year 2021-22 Budget and provide feedback.

(This item did not originate in Committee.)

Public comments were received from Douglas D. Partello, Lorin Fife, and Ray Blattel. Written comments were received from Loin Fife, Carol Chase, John Doyle, Tina Nichols Coury, Dennis and Laurie Johnson. Kevin Riper, Chief Financial Officer, gave a report. No formal action was required.

E. OPENING CEREMONIES (6:00 PM)

The flag salute was followed by a moment of silence.

F. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Proclamation Designating the Month of June 2021 as "Elder Abuse Awareness Month."

Mayor Zaragoza read the proclamation and presented it to the Oxnard Police Department and was accepted by Sergeant Scott Aaron; County of Ventura Human Services Agency: Adult Protective Services (APS); and Alice Sweetland, Oxnard Senior Services Commission who made some remarks.

2. SUBJECT: Presentation of a Proclamation Designating the Month of June, 2021 as "Pride Month" in the City of Oxnard.

Mayor Zaragoza read the proclamation and presented it to Genevieve Flores-Haro, MPA – Associate Director for the Mixteco Indigena Community Organizing Project (MICOP), a nonprofit serving the indigenous migrant community in California's Central Coast, who made

some remarks.

3. SUBJECT: Presentation of a Proclamation Designating June 19, 2021 as the 30th Annual Juneteenth Celebration."

Mayor Zaragoza read the proclamation and presented it to Angela M. Landers, Co-Chair of Juneteenth Celebration of Ventura County, Inc., who made some remarks. Juneteenth is the oldest known celebration of the ending of slavery. It recognizes the freedom of more than 250,000 slaves in Texas at the close of the Civil War.

G. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Douglas Partello (Robert's Rules of Order and leadership conduct), Jim Carr (City's image /lack of maintenance to the medians, landscape, overgrown plants, palm trees, and weeds), Lorin Fife (beach access maintenance, sand dunes) and Peter Ackerman (beach landscape areas maintenance, beach accessibility/access for the disabled). Written comments were received from Carol Dyck (short term rentals) and Irene Rauschenberger (using greenways to combat climate change).

H. REPORT OF CITY MANAGER

1. City Manager Department

SUBJECT: COVID-19 Update from Director of Emergency Services. (10/5/5)

RECOMMENDATION: That the City Council receive and file an update from the Director of Emergency Services on the COVID-19 Local Emergency.

Legislative Body: City Council

The City Manager gave a report on the City's COVID-19 response. No formal action was required.

I. COUNCIL REPORTS

Councilmember Basua thanked the Oxnard Police Department for their efforts in raising funds for mental health awareness in the month of May. Congratulated the Saint Bonaventure Girls Soccer Team Division 6, her daughter is on the team. CIF Champions for soccer and moving on to the semi-finals.

Councilmember Teran acknowledged the proclamation declaring June 2021 as Pride Month. The City will be flying the Progress Pride Flag to demonstrate support and inclusion of the LGBT+ community. Congratulated the new Executive Board for the River Park Community. Attended the Fremont North Community meeting. Met with Paul Lemos of the Little League Eastwood Memorial Park to address issues at the park. Also, reported that the Airport Master Plan has been placed on hold.

Councilmember Perello Channel Islands Neighborhood Council meeting. Thanked Councilmember Teran and the City Manager for assisting Mr. Lemos to address the issues at the Little League Eastwood Memorial Park issues. Also, attended the Memorial Day Celebration at Plaza Park organized by the Vietnam Veterans of Ventura County.

Mayor Pro Tem MacDonald attended the Gold Coast Transit and the Ventura County Transportation Commission meetings. Metrolink added weekend hours, service from Moorpark to Los Angeles. Oxnard residents currently drive to Moorpark and take the Metrolink to Los Angeles. Optimistic that Metrolink will consider adding services from Oxnard to Los Angeles in the future.

1. City Manager Department

SUBJECT: Gratitude Program for Grocery Store Workers (0/10/10)

RECOMMENDATION: That the City Council:

1. Receive a report on "Hero Pay" for Grocery Workers;
2. Adopt **Resolution No. 15,443** establishing a Gratitude Program for Grocery Store Workers ("Program"); and
3. Authorize the City Manager to utilize up to \$2 million in America Rescue Plan Act funds to implement the Program.

Public comments were received from Jo Ann Van Reenan, Richard Sanchez, Colyn Messecar, Joyce Roberson, Debbie Reeves, Ray Blattel, Angela M. Landers, Jeremy Goldberg, Lucy Gilbertson, Becky Ayala, and Maria Navarro.

It was moved by Councilmember Lopez, seconded by Councilmember Basua, to approve the recommended action with a report back from the City Manager to include part-time workers and increasing the amount to \$2.5 million dollars in America Rescue Plan Act funds to implement the program. VOTE: MacDonald, Perello, Basua, Madrigal, Teran, and Lopez voted in favor; the motion carried 6-0. Mayor Zaragoza was absent.

J. REVIEW OF INFORMATION/CONSENT AGENDA

Items L-1 through L-11 was discussed among the Council and staff.

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Ray Blattel (Consent Item L.6).

L. INFORMATION/CONSENT AGENDA

1. Public Works Department

SUBJECT: Agreement A-8315 with Brightview Landscape Services, Inc. for Landscape Maintenance Service for Waterways Assessment Districts Zone 1 Mandalay Bay and Zone 2 Harbour Island.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute Agreement A-8315 with Brightview Landscape Services, Inc. in the amount of \$195,176 for a three-year term ending on June 30, 2024 for landscape maintenance services within Waterways Assessment Districts Zone 1 Mandalay Bay and Zone 2 Harbour Island. (Public Works and Transportation Committee approved 3-0.)

2. Public Works Department

SUBJECT: Agreement A-8322 with Brightview Landscape Services, Inc. for Landscape Maintenance Service for Seabridge Community Facilities District 4.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute Agreement A-8322 with Brightview Landscape Services, Inc. in the amount of \$912,444 for a three-year term ending on June 30, 2024 for landscape maintenance services within Seabridge Community Facilities District 4. (Public Works and Transportation Committee approved 3-0.)

3. Public Works Department

SUBJECT: Agreement No. A-8331 to AquaTech Services, Inc., for On-Call Backflow Assemblies Testing, Maintenance, Repair and Replacement Services PW 21-70.

RECOMMENDATION: That the City Council award and authorize the Mayor to execute Agreement A-8331 with AquaTech Services, Inc. in the not to exceed amount of \$240,000 for a three-year term ending June 1, 2024, for on-call backflow assemblies testing, maintenance, repair and replacement services (PW 21-70). (Public Works and Transportation Committee approved 3-0.)

4. Public Works Department

SUBJECT: Fiscal Year 2021-22 Special Tax Levy for Community Facility Districts No. 1, 2, 3, 4, 5 and 2000-3.

RECOMMENDATION: That the City Council acting as the legislative body for Community Facilities Districts (CFD) No. 1, 2, 3, 4, 5 and 2000-3:

1. Adopt **Resolution No. 15,444** setting a special tax rate within CFD No. 1 (Westport at Mandalay Bay) for Fiscal Year 2021-22;
2. Adopt **Resolution No. 15,445** setting a special tax rate within CFD No. 2 (Westport at Mandalay Bay) for Fiscal Year 2021-22;
3. Adopt **Resolution No. 15,446** setting a special tax rate within CFD No. 3 (Seabridge at Mandalay Bay) for Fiscal Year 2021-22;
4. Adopt **Resolution No. 15,447** setting a special tax rate within CFD No. 4 (Seabridge at Mandalay Bay) for Fiscal Year 2021-22;
5. Adopt **Resolution No. 15,448** setting a special tax rate within CFD No. 5 (Riverpark) for Fiscal Year 2021-22;
6. Adopt **Resolution No. 15,449** setting a special tax rate within CFD No. 2000-3 (Oxnard Boulevard/Highway 101 Interchange) for Fiscal Year 2021-22; and
7. Authorize the Special Districts Manager, or designee, to execute an agreement for Billing of Direct Assessments with the Ventura County Auditor-Controller to provide the service of placement of direct assessments on the Ventura County Secured Tax Roll.

5. Housing Department

SUBJECT: Housing Authority Investment Policy.

RECOMMENDATION: That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt **Housing Authority Resolution No. 1323** adopting an investment policy for the Housing Authority of the City of Oxnard for FY 2021-2022. (This item did not originate in Committee.)

6. Finance Department

SUBJECT: Public Safety Property Tax Assessment FY 2021-22.

RECOMMENDATION: That the City Council adopt **Resolution No. 15,450** establishing the FY 2021-22 tax rates on property in the City of Oxnard for the payment of voter-approved obligations related to public safety personnel pension expenses. (Item did not originate in Committee.)

7. Information Technology Department

SUBJECT: Purchase of Computer Equipment from Compuwave.

RECOMMENDATION: That the City Council:

1. Approve and authorize the Mayor to execute a blanket purchase order in an amount not to exceed \$1,100,000 with Compuwave for the sourcing of computer hardware and software in Year 1 and for Council Chambers equipment; and
2. Approve and authorize the City Manager to execute a blanket purchase order in an amount not to exceed \$500,000 with Compuwave for the sourcing of computer hardware and software in Year 2. (Finance & Governance Committee approved this item 3-0, except for the Council Chambers equipment portion that arose after Committee consideration.)

8. Public Works Department

SUBJECT: Ratification of Purchase Orders with Gametime for New Playground Equipment at Community Center Park East and Wilson Park.

RECOMMENDATION: That the City Council approve and authorize the Mayor to approve the ratification of Purchase Order No. 8111 in the amount of \$162,622.03 and Purchase Order No. 8112 in the amount of \$227,420.79 with Gametime for the supply and delivery of new Playground Equipment at Community Center Park East and Wilson Park. (This item did not originate in Committee as these are capital improvement projects specifically listed in the City's Capital Improvement Program.)

9. Information Technology Department

SUBJECT: Renewal of Google Enterprise License Agreement.

RECOMMENDATION: That the City Council approve the Second Amendment of Software License Agreement A-7916 with Dito LLC for the purpose of renewing the City's Google Enterprise Licenses for another five years in the amount of \$780,600 plus another \$250,000 for additional user licenses as needed. (Finance & Governance Committee approved 3-0.)

10. Public Works Department

SUBJECT: Utility Rates Assistance Program (Project Assist) Update.

RECOMMENDATION: That the City Council:

1. Adopt **Resolution No. 15,451** for the Utility Ratepayers Assistance Program (Project Assist) for Fiscal Year 2021-22 to assist eligible Oxnard residents and authorize staff to grant financial relief equal to a monthly \$15.00 maximum credit per utility bill charged to customers who meet the eligibility requirements discussed in this staff report; and
2. Authorize staff to direct up to \$145,000 from penalty fees charged to City utility customers who pay their bills late to fund the Utility Ratepayers Assistance Program (Project Assist) in Fiscal Year 2021-22.
(Finance and Governance Committee approved 3-0.)

11. City Manager Department

SUBJECT: Whistleblower Hotline Services Agreement Extension.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a Third Amendment to Agreement No. A-7986 with Price Paige and Company to add three years and amend the rates to its whistleblower hotline services.

(As of the date of this City Council agenda being posted, there is not yet an outcome from the May 25, 2021 Finance and Governance Committee.)

Consent Agenda Items: L.1 - L.4 and L.6 - L.11:

It was moved by Councilmember Lopez, seconded by Councilmember Teran, to approve the Information/Consent items L.1 – L.4 and L.6 – L.11, as presented. VOTE: MacDonald, Perello, Lopez, Madrigal, Basua, and Teran voted in favor; motion passed 6-0. Mayor Zaragoza was absent.

Consent Agenda Item: L.5:

It was moved by Commissioner Lopez, seconded by Commissioner Teran, to approve the Information/Consent item L.5, as presented. VOTE: MacDonald, Perello, Lopez, Madrigal, Basua, Teran, and Housing Authority Commissioner Andrade voted in favor, motion passed 7-0. Mayor Zaragoza was absent.

M. PUBLIC HEARINGS

1. Fire Department

SUBJECT: Establishment of Ambulance Transportation Fees. (0/10/10)

RECOMMENDATION: That the City Council:

1. Conduct a public hearing to consider the establishment of ambulance transportation fees; and
2. Following the public hearing, adopt **Resolution No. 15,452** establishing

ambulance transportation fees.
(Finance and Governance Committee approved 3-0.)

The City Clerk announced the affidavit of publication and stated that written communications were received from Lawrence Paul Stein.

Alexander Hamilton, Fire Chief, gave a report and answered questions.

Mayor Zaragoza opened the public testimony portion of the public hearing. Public comments were received from Douglas D. Partello.

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 Councilmember Teran, to approve the recommended action as presented. VOTE: MacDonald, Perello, Lopez, Madrigal, Teran, and Basua voted in favor, the motion carried 6-0. Mayor Zaragoza was absent.

N. REPORTS

1. Finance Department

SUBJECT: Adoption of City Council Policy for Internal Control Integrated Framework - Information and Communication. (0/10/5)

RECOMMENDATION: That the City Council adopt **Resolution No. 15,453** adopting the Policy for Information and Communication of Internal Controls to define the City Council's internal control activities as they relate to information and communication of internal controls. (Finance and Governance Committee approved 3-0.)

Kevin Riper, Chief Financial Officer, was available to answer questions. No public comments were received.

It was moved by Councilmember Teran, seconded by Councilmember Basua, to approve the recommended action as presented. VOTE: Basua, Madrigal, MacDonald, Teran, Lopez, and Perello voted in favor; the motion carried 6-0. Mayor Zaragoza was absent.

2. Housing Department

SUBJECT: Central Terrace Apartments - In-Lieu Loan Agreement and Affordable Housing and Sustainable Communities Program (AHSC) Implementation Agreement. (0/10/5)

RECOMMENDATION: That the City Council:

1. Authorize the Mayor to execute an Affordable Housing In-Lieu Loan Agreement and Regulatory Agreement with Many Mansions, a non-profit affordable housing

provider, providing gap financing in the amount of \$1,250,000 for the construction of eighty-six (86) affordable rental units and one (1) unrestricted manager's unit commonly known as the Central Terrace Apartments located at 217- 235 East 6th Street, Oxnard, CA 93030;

2. Approve a budget appropriation of \$1,250,000 from the Oxnard Housing In-Lieu Fees Fund;

3. Authorize the City Manager or designee to make necessary corrections or modifications to the In-Lieu Loan Agreement, Regulatory Agreement, Deed of Trust, or Promissory Note in order to make them consistent with each other; and

4. Authorize the Mayor to execute an Implementation Agreement with Many Mansions to receive pass-through grant funding associated with Central Terrace Apartments' Affordable Housing and Sustainable Communities Program application. (This item did not originate in the Committee due to a pending Appeal, which has since been withdrawn, at the time this agenda item was scheduled to be published for the May 11, 2021 Community Services, Public Safety, Housing and Development Committee meeting.)

Emilio Ramirez, Housing Director, gave a report and introduced staff from Many Mansions Luis Hernandez, Project Manager and Derrick Wada, Associate Director of Real Estate which answered questions. Scott Kolwitz, Planning & Environmental Services Manager and Joe Pearson II, AICP, Senior Planner also answered questions about the project.

Public comments were received from Alex Perez, Jonathan Duran, Jackson Piper, Armando Delgado (Carpenters Union Local 805), Anthony Ventura (Carpenters Union Local 805), and Chris Hernandez (Member of the Laborers' International Union Local 585 and the Parks & Recreation Commission). Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Councilmember Basua, to approve the recommended action as presented. VOTE: Lopez, Basua, Teran, MacDonald, Perello, and Madrigal voted in favor; the motion carried 6-0. Mayor Zaragoza was absent.

3. Public Works Department

SUBJECT: Fiscal Year 2021-22 Landscape Maintenance Districts Initiation of Proceedings, Declaration of Intention to Levy and Collect Assessments, and Scheduling of Public Hearing. (0/5/5)

RECOMMENDATION: That the City Council acting as the legislative body of the City of Oxnard Landscape Maintenance Districts (LMDs):

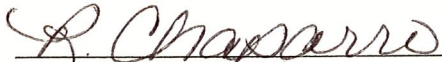
1. Adopt **Resolution No. 15,454** initiating proceedings for the annual levy and collection of assessments for Fiscal Year 2021-22 within the City's LMDs; and
2. Adopt **Resolution No. 15,455** declaring intention to levy and collect assessments for Fiscal Year 2021-22 within the City's LMDs pursuant to the Landscaping and Lighting Act of 1972.

Steve Howlett, Assistant Public Works Director, answered questions and introduced Amanda Welker, Analyst at NBS Local Government Consultants, was also available to answer questions. Public comments were received from Douglas D. Partello, Ray Blattel, and Aaron Starr. Discussion ensued among the Council and staff.

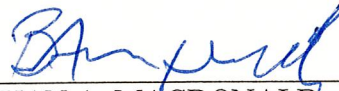
It was moved by Councilmember Teran, seconded by Councilmember Lopez, to approve the recommended action as presented. VOTE: Perello, MacDonald, Madrigal, Basua, Lopez, and Teran voted in favor; the motion carried 6-0. Mayor Zaragoza was absent.

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Pro Tem MacDonald adjourned the meeting at 9:23 p.m.



ROSE CHAPARRO
City Clerk



BRYAN A. MACDONALD
Mayor Pro Tem, District 4