

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 during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.



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

Meeting Location: Council Chambers, 305 West Third Street

April 5, 2022

Closed Session - 4:30 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: 882 1796 6265**
- 3. Passcode: 036836**

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom calling in steps listed above. Once the Mayor 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.**

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.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 by no later than 3 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 no later than 3 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 City Council 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. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING
 - a. To provide public comment during the meeting dial (888) 475-4499 and enter the Meeting ID and Passcode listed above as the Zoom details for this meeting. When the Mayor announces the particular item on the agenda you want to speak on, press *9 to raise your hand while in the zoom waiting room. Once called on, press *6 to unmute your phone.
 - b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public shall have three minutes to register or otherwise be recognized for the purpose of

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.

Agenda Item time estimates: (Presentation / Council Discussion / Public Comment)

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providing public comment. During this three-minute time period, public comments may be taken and the City Council or staff may discuss the item being considered or briefly respond to public comments.

Detailed participation instructions can be found at www.oxnard.org/city-meetings.

* The City has filed pre-election and post-election lawsuits regarding the validity of Measure M.

A. ROLL CALL, POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council

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 LABOR NEGOTIATORS (Government Code section 54957.6)

Agency designated representatives: Alex Nguyen, City Manager, Steve Naveau, Director of Human Resources; and Jennie Kelly, Assistant City Attorney.

Employee organization: Service Employees International Union CTW, CLC, Local 721 (SEIU Local 721); International Union of Operating Engineers AFL-CIO, Local No. 501 (IUOE Local 501); International Association of Firefighters, AFL-CIO (IAFF), Local No. 1684; Oxnard Public Safety Managers Association (OPSMA); Oxnard Peace Officers Association (OPOA); Oxnard Mid-Managers' Association; (OMMA); and unrepresented employees: City Manager; City Attorney; Assistant City Manager; Chief Financial Officer; City Clerk; Assistant City Treasurer/Director of Revenue and Licensing; Deputy City Manager; Community Development Director; Fire Chief; Housing Director; Human Resources Director; I.T. Director; Cultural and Community Services Director; Police Chief; Public Works Director (Department Directors); Chief Assistant City Attorney; Assistant City Attorney; Deputy City Attorney.

Legislative Body: City Council

D. OPENING CEREMONIES (6:00 PM)

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Proclamation Designating the Month of April, 2021 as "Sexual Assault and Child Abuse Awareness Month."
2. SUBJECT: Presentation of a Proclamation to the Oxnard Public Library on the Occasion of Their 115th Anniversary and Library Week, April 3 - 9, 2022.
3. SUBJECT: Presentation of a Resolution Commending Sofia Kimsey-Bellos for Thirty-Two Years of Exemplary Service to the City of Oxnard.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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. 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.

G. 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.

H. 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.

I. 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.

J. 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.

K. INFORMATION/CONSENT AGENDA

1. Public Works Department

SUBJECT: Agreement A-8436 with Howden Roots LLC, for Wastewater Blower Services.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute the following for a total of \$257,989.85 in project funds for wastewater blower maintenance and repair services:

1. Agreement A-8436 with Howden Roots LLC, in the amount of \$224,339 through a term of December 31, 2022; and

2. A 15% Project contingency in the amount of \$33,651.

(Public Works and Transportation Committee approved 3-0)

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

2. Public Works Department

SUBJECT: Agreement A-8443 to Oilfield Electric Company for On Call Electrical Repair, Maintenance and Replacement Services Project Specification No. PW 22-69.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute Agreement A-8443 with Oilfield Electric Company in the amount not to exceed \$750,000 for a

three-year term for the On Call Electrical Repair, Maintenance and Replacement Services Project Specification No. PW 22-69.

(Public Works and Transportation Committee approved 3-0)

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

3. Public Works Department

SUBJECT: Urban Greening Program Grant Application Resolution.

RECOMMENDATION: That the City Council:

1. Adopt a resolution ratifying approval for the submittal of an application for an amount not to exceed \$7,000,000 in Urban Greening Program grant funds for the Campus Park Central Oxnard Greening Project; and

2. Approve and authorize the City Manager or designee to execute grant agreements; the Chief Financial Officer or designee to submit financial reports and grant claims and approve budget appropriations for the use of the Urban Greening grant funds if awarded; and the Director of Public Works or designee to submit non-financial reports.

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

4. Community Development Department

SUBJECT: Ordinance Adoption. Project Name: RiverPark Specific Plan Amendment & RiverPark and Fore Property Development Agreement Amendments. Located in the RiverPark Specific Plan area generally located North of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue (RiverPark) and 2700 and 2750 North Ventura Road (APN 132-0-100-095 & 132-0-100-085) (Fore Property).

RECOMMENDATION: That the City Council adopt the following Ordinances:

1. Ordinance No. 3009 An Ordinance of the City Council of the City of Oxnard approving Planning and Zoning Permit No. 20-630-01 (Specific Plan Amendment No. 7 To The RiverPark Specific Plan) to amend the land use plan and text within the RiverPark specific plan to allow residential development in districts B, C and D in exchange for a reduction of commercial square footage, subject to certain findings; and
2. Ordinance No. 3010 An Ordinance of the City Council of the City of Oxnard approving Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Property, subject to certain findings; and
3. Ordinance No. 3011 An Ordinance of the City Council of the City of Oxnard approving Planning and Zoning Permit No. 20-670-03 (Second Amendment to Development Agreement No. A-7113) for the Fore Property, subject to certain findings.

(This item originated from a Public Hearing at the City Council meeting of March 15, 2022, and was previously heard by the Planning Commission; therefore, this item did not originate in Committee.)

Legislative Body: City Council

Contact: Vyto Adomaitis, (805) 385-7882

5. Cultural & Community Services Department

SUBJECT: Amendment to Resolution Authorizing Full-Time Equivalent Positions.

RECOMMENDATION: That the City Council adopt a resolution to amend Resolution 15,470 Authorizing Full-Time Equivalent Positions Pursuant to Chapter 4 of the City Personnel Rules and Regulations to include the positions approved under the First Amendment to the Agreement with the Oxnard School District (OSD) for the operations of the Oxnard After School Education and Safety (ASES) Grant (A-8318).

Legislative Body: City Council

Contact: Terrel Harrison, (805) 385-7994

L. PUBLIC HEARINGS

1. Housing Department

SUBJECT: Public Hearing for Issuance of Exempt Facility Bonds for the Homeless Solutions Center. (0/10/10)

RECOMMENDATION: That the City Council:

1. Hold a public hearing regarding the issuance by the California Statewide Communities Development Authority ("CSCDA") of up to \$32,000,000 of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 to finance the acquisition, rehabilitation and development of a multi-family rental housing projected located at 241 West Second Street, Oxnard, California (the "Project"); and
2. Adopt a resolution approving the issuance of bonds by CSCDA for the benefit of Community Development Partners in the development of the Homeless Solutions Center, such adoption for the purposes of satisfying the requirements of the Tax Equity Fiscal Responsibility Act, the Code and California Government Code Section 6500.

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

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

2. Housing Department

SUBJECT: Public Hearing for Issuance of Exempt Facility Bonds for the Central Terrace Apartments. (0/10/10)

RECOMMENDATION: That the City Council:

1. Hold a public hearing regarding the issuance by the California Municipal Finance Authority ("CMFA") of up to \$30,000,000 of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 to finance or refinance the acquisition, development, construction, and equipping of an 87-unit multi-family rental housing facility for low-income households to be located at 217-235 East Sixth Street, Oxnard, California (the "Project"); and
2. Adopt a resolution approving the issuance of the bonds by CMFA for the benefit of Many Mansions, a California Non-Profit Corporation, to provide for financing of the Project, such adoption for the purpose of satisfying the requirements of the Tax Equity Fiscal Responsibility Act, the Code and the California Government Code Section 6500.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/rk3NFPm5uWU>

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

M. REPORTS

1. Police Department

SUBJECT: Police Department Update. (0/10/10)

RECOMMENDATION: That the City Council receive and file a verbal update report from the Police Department.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/sAi7ghbDmGc>

Legislative Body: City Council

Contact: Jason Benites, (805) 385-7624

2. Housing Department

SUBJECT: Homeless Division Update. (25/20/15)

RECOMMENDATION: That the City Council receive and file a verbal update report on the Homeless Division. The update will be provided live at the City Council meeting.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/h6LtQAQNJuM>

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

3. Housing Department

SUBJECT: Authorization for the Housing Department to Execute HOME Loan Agreement and Other Necessary Documents with Cabrillo Economic Development Corporation for the Etting Road Affordable Housing Development. (0/15/10)

RECOMMENDATION: That the City Council adopt a resolution authorizing the Housing Director to execute a loan agreement (and any and all related documents thereto) with Cabrillo Economic Development Corporation in the amount of \$1,854,000 using federal HOME Investments Partnership Program funds for the construction of a fifty-eight affordable multi-family rental units, known as the Etting Road Apartments (2161 Etting Road).

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/GmJrfU2DHjk>

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

N. ADJOURNMENT