

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
APRIL 5, 2022

A. ROLL CALL, POSTING OF AGENDA

At 4:30 p.m., Mayor John C. Zaragoza called to order the regular meeting of the Oxnard City Council, 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, Gabriel (Gabe) Teran, Mayor Pro Tem Bryan A. MacDonald, and Mayor John C. Zaragoza were present.

Staff members present in person were Alexander Nguyen, City Manager; Stephen M. Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Jason Zaragoza, Deputy City Attorney; Jason Benites, Police Chief; Michael Wolfe, Public Works Director; Jan Hauser, Wastewater Division Manager; Emilio Ramirez, Housing Director; Vyto Adomaitis, Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Joe Pearson II, AICP, Senior Planner; and Terrel Harrison, Cultural & Community Services Director.

Staff members John Colamarino, Assistant Fire Chief; Brian Yanez, Assistant Public Works Director; Steve Howlett, Assistant Public Works Director; Tatiana Arnaout, Senior Civil Engineer; Omar Castro, Water Division Manager; Jeff Miller, Wastewater Infrastructure Manager; Eden Alomeri, Revenue & Licensing Director & Assistant City Treasurer; participated via videoconference.

Andrew Fogg, Cox Castle; Kyle Paine, Community Development Partners President; Mark DiCecco, Riverpark Town Planner; Jon Penkower, CSCDA; Rick Schroeder, Many Mansions President; Sean, Mohn, Gibson Transportation Principal; Bret Mathews, Development; Tony Talamante, Talamante Project Delivery; and Tony Locacciato, Meridian Consultants; also participated via videoconference.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS (None received.)

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

At 4:36 p.m., the City Council recessed to a closed session. At 6:13 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. OPENING CEREMONIES (6:00 PM)

The flag salute was followed by a moment of silence.

E. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Proclamation Designating the Month of April, 2021 as "Sexual Assault and Child Abuse Awareness Month."

Mayor Zaragoza read the proclamation and presented it to Scott Aaron, Police Sergeant and Members of the Farm Workers Leaders of America (Lideres Campesinas), they followed with remarks.

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.

Mayor Zaragoza read the proclamation and presented it to Terrel Harrison, Cultural & Community Services Director and Sofia Kimsey-Bellos, they followed with remarks. Director Harrison commended and thanked the staff at the Oxnard Public Library for the services they provide to the community.

3. SUBJECT: Presentation of a **Resolution #15,555** Commending Sofia Kimsey-Bellos for Thirty-Two Years of Exemplary Service to the City of Oxnard.

Mayor Zaragoza read the resolution and presented it to Sofia Kimsey-Bellos, who retired after working in the Oxnard Public Library for thirty-two years. Terrel Harrison, Cultural & Community Services Director, acknowledged and thanked Sofia for her years of service to the City of Oxnard. Sofia also made a few remarks.

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Perello, to approve Resolution #15,555 as presented. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Kasey Quinn (concerned about the bad conditions of the softball fields and restrooms at the parks), Henry Alvarado Sapien (housing costs and rent control), Eddie Soto (safety concerns, frustrated about the homeless and the drug issues in the City, Police Department has been non-responsive), Pat Brown (audio quality concerns in Council Chambers, homeless concerns).

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

Alexander Nguyen, City Manager, provided a COVID-19 update. Michael Wolfe, Public Works Director, provided an update on the La Colonia Cast Iron Pipe Replacement Project.

CITY COUNCIL REPORTS

Councilmember Teran thanked the public speakers that attended the Council meeting. He announced that April is the Alcohol Awareness Month. He also announced that April 30th is National Prescription Drug Take Back Day.

Mayor Pro Tem MacDonald announced that the National Latino Peace Officers Association of Ventura County is holding its Annual Scholarship Dinner and encouraged local students to apply for the grant.

Councilmember Madrigal drives by the cities of Thousand Oaks and Camarillo on his commute to Oxnard and has noticed that their street curbs with fire hydrants are not painted red.

Councilmember Basua commented that the soccer fields at College Park are beautiful. She praised the staff for the care that they take of the fields.

Councilmember Perello also thanked the public speakers present. He reported that Public Works staff is doing what they can to take care of the parks. He also stated that the Police Department is working very hard to address the drug issues in the City. He asked that staff check the alleys for abandoned items in the alleys.

Councilmember Lopez welcomed the public and participants for attending the Council meeting.

Mayor Zaragoza attended the Cesar Chavez birthday event held at Plaza Park. He thanked Javier Gomez and Ventura County staff for organizing a very successful event. He also attended the Ceremony for the Oath of Office for new Oxnard Police Department officers. Thank you to the City of Oxnard staff for all the hard work that they are doing.

I. REVIEW OF INFORMATION/CONSENT AGENDA

Items K-1 through K-5 were discussed among the Council and staff.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Tai M. Hartley (K.4), Jennifer Butler (K.4), and Brady Shoemate (K.4).

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)

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)

3. Public Works Department

SUBJECT: Urban Greening Program Grant Application Resolution.

RECOMMENDATION: That the City Council:

1. Adopt **Resolution #15,556** 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.

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.)

5. Cultural & Community Services Department

SUBJECT: Amendment to **Resolution #15,557** Authorizing Full-Time Equivalent Positions.

RECOMMENDATION: That the City Council adopt **Resolution #15,557** 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).

Consent Items K.1, 2, and K.5

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Basua, to approve the Information/Consent items as presented. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

Consent Item K.3

It was moved by Councilmember Lopez, seconded by Councilmember Basua, to approve the recommended action as presented. VOTE: Basua, Lopez, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 6-0-1. Mayor Pro Tem MacDonald abstained due to owning property near the location of the project.

Consent Item K.4

Public comments were received from Brady Shoemate, Tai M. Hartley, and Jennifer Butler. It was moved by Councilmember Basua, seconded by Councilmember Lopez, to approve the recommended action as presented. VOTE: Basua, Lopez, MacDonald, Madrigal, and Zaragoza voted in favor; Perello and Teran voted against; motion passed 5-2.

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 **Resolution #15,558** 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.

The City Clerk announced the affidavit of publication and stated that no written communications were received.

Emilio Ramirez, Housing Director, presented and answered questions.

Mayor Zaragoza opened the public testimony portion of the public hearing. No public comments were received.

Without objection, the Council approved closing the public testimony portion of the public hearing.

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Teran, to approve the recommended action. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

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 **Resolution #15,559** 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.

The City Clerk announced the affidavit of publication and stated that no written communications were received.

Emilio Ramirez, Housing Director, presented and answered questions.

Mayor Zaragoza opened the public testimony portion of the public hearing. Public comments were received from Pat Brown and Barbara Macri-Ortiz.

Without objection, the Council approved closing the public testimony portion of the public hearing.

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Basua, to approve the recommended action. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

At 9:52 p.m. 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 Councilmember Perello, seconded by Councilmember Basua, to approve the recommended action. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

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.

Jason Benites, Police Chief, presented and answered questions. Public comments were received from Alicia Percell. Discussion ensued among the Council and staff. Report was received and filed, no formal action required.

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.

Emilio Ramirez, Housing Director, presented and answered questions. No public comments were received. Discussion ensued among the Council and staff. Report was received and filed, no formal action required.

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 **Resolution #15,560** 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).

Emilio Ramirez, Housing Director, presented and answered questions. Public comments were received from Pat Brown and Barbara Macri-Ortiz. Discussion ensued among the Council and staff.

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Basua, to approve the recommended action as presented. VOTE: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Zaragoza adjourned the meeting at 10:04 p.m.


ROSE CHAPARRO

City Clerk


JOHN C. ZARAGOZA
Mayor