

**MINUTES**  
**OXNARD CITY COUNCIL**  
Regular Meeting  
May 3, 2022

**A. ROLL CALL, POSTING OF AGENDA**

At 5:03 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.

Councilmember Basua arrived and joined the meeting at 6:44 p.m.

Staff members present in person were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen M. Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Michael Wolfe, Public Works Director; Joseph Marcinko, Assistant Public Works Director; Tatiana B. Arnaout, P.E., City Engineer; Omar Castro, Water Division Manager; Jan Hauser, Wastewater Division Manager; Emilio Ramirez, Housing Director; Vyto Adomaitis, Community Development Director; Kathleen Mallory, Planning & Sustainability Manager; Terrel Harrison, Cultural & Community Services Director; Betsy George, Chief Financial Officer; and Rose Chaparro, City Clerk.

Staff members Shiri Klima, Deputy City Manager; Jason Benites, Police Chief; Alexander Hamilton, Fire Chief; Steve Howlett, Assistant Public Works Director; Todd Vasquez-Housley, Environmental Resources Division Manager; Eden Alomeri, Revenue & Licensing Director & Assistant City Treasurer; participated via videoconference.

Christian Sprunger, Assistant Vice President and Craig Hill, Managing Principal at NHA Advisors also participated via videoconference.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council

**B. APPOINTMENT ITEMS (5:00 PM)**

**1. Cultural & Community Services Department**

**SUBJECT:** Senior Services Commission Annual Report.

**RECOMMENDATION:** That City Council receives the Senior Services Commission annual report.

Terrel Harrison, Cultural and Community Services Director introduced the Senior Services Commission Commissioners: Clark Owens, LaRita Montgomery, and Alice Sweetland who presented the annual report and followed with remarks. Report was received and filed, no formal action was required.

**2. SUBJECT: Presentation by the Youth Coalition of Oxnard on Waste Disposal Research and Improvement. (20/5/5)**

Students from the Oxnard Union High School District, Youth Coalition of Oxnard, members which presented were Fernanda Lizbeth Ruiz Vargas, Emily Ramirez, Leslie Lopez, Tracy Hoang, and Catia Teran presented to Council on the results of an eight month research project on the impacts of waste disposal to the community. Public comments were received by Manuel Herrera.

**C. OPENING CEREMONIES (6:00 PM)**

The flag salute was followed by a moment of silence.

**D. CEREMONIAL ITEMS**

1. SUBJECT: Presentation of a Proclamation Designating the Month of May 2022 as "Older Americans Month."

Mayor Zaragoza read the proclamation and presented it to members of the Senior Services Commission: Alice Sweetland, Chair and Commissioners LaRita Montgomery and Clark Owens. They followed with remarks.

2. SUBJECT: Presentation of a Proclamation Designating the Month of May 2022 as "Asian American and Pacific Islander Heritage Month."

Mayor Zaragoza read the proclamation and presented it to Jen Benitez, Founder and Executive Director of the PINAYSPHERE Youth Arts Organization which made some remarks.

3. SUBJECT: Presentation of a Proclamation Designating the Week of May 15 - 21, 2022 as "Public Works Week."

Mayor Zaragoza read the proclamation and presented it to Michael Wolfe, Public Works Director who acknowledged the entire Public Works team for their hard work and dedication to the community of Oxnard.

4. SUBJECT: Presentation of a Proclamation Designating the Month of May, 2022 as "Building Safety Month."

Mayor Zaragoza read the proclamation and presented it to Vyto Adomaitis, Community Development Director, who acknowledged the Community Development staff for their dedication and service to the community of Oxnard.

**E. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Public comments were received from Dan Pinedo (John v. Magyar Recognition), Rev. Greg Runyon (Supreme Court leak/Celebrate our Differences), Larry Stein (SR Wells Funding Water System, complaint that it has not been built), and Pat Brown (large trucks driving on Oxnard Blvd. and Downtown).

**F. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY**

Alexander Nguyen, City Manager, provided an update on current Covid-19 case numbers. He reminded the community to cautious. The City is ending its two-year pandemic pause on utility late fees on June 30, 2022. The late fees will restart on late payments on June 30, 2022. He also provided an update on the Housing Element Certification Process. Michael Wolfe also reported on the Regional Water Agency Announcements.

**G. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY  
BUSINESS/COMMITTEE REPORTS**

Mayor Pro Tem MacDonald will be attending the upcoming Gold Coast Transit Commission and the Ventura County Transportation Commission meetings.

Councilmember Teran attended the Police Officer of the Year and congratulated Maria Pena. He also attended the retirement event for Assistant Police Chief Sonstegard.

He attended the Sierra Linda Neighborhood Council first in-person meeting. He also attended the RiverPark

Neighborhood Council meeting and thanked Chair Tai Hartley, and City's staff from the Special Districts.

Councilmember Madrigal congratulated his mother on her birthday celebration. He attended the Sports Park "Idea Day" event organized by the City of Oxnard to receive input from the community for a future Sports Park, next to Pacifica High School. He also attended the Rock into Sports event in partnership with the Oxnard School District and held at Frank Middle School. Also, attended the "Juntos Podemos" event, organized by Cal State Long Beach graduate students and held at Oxnard High School. He will be a speaker at the Rose Park Neighborhood Council meeting at Rose Avenue School. He was contacted by a resident and they walked over to Del Sol Park and noted debris and other items that were found at the park which needed clean-up. Congratulated all high school students who will be graduating and acknowledged teachers. She also complaint that round-up was being sprayed at the park.

Mayor Zaragoza reported that 800 boxes of food were distributed by the Food Share of Ventura County. He thanked Food Share for inviting him to distribute the food boxes and thanked them for their efforts. He attended the National Crime Victim's Rights Week commemoration, hosted by the Ventura County District Attorney's Office, on April 25, 2022, held at the Oxnard Performing Arts Center. He thanked Erik Nasarenko, District Attorney, for organizing this event and holding it in Oxnard. He also attended the 19<sup>th</sup> Annual Latino Officer's Association. He congratulated the 21 students that received the grants. He also attended the Sport Park Idea Day. He wished all the moms a Happy Mother's Day.

Councilmember Perello attended the retirement event for Assistant Police Chief Sonstegard. Attended the Police Officers meeting, Western Ventura County Business Alliance meeting. Also attended the Channel Islands Neighborhood Council, the Dunes Neighborhood Council meeting, and the Oxnard Airport Authority meetings. He worked with City staff to address a health concern incident at the corner of Doris and Patterson, individuals selling food without restroom facilities.

H. REVIEW OF INFORMATION/CONSENT AGENDA

Items J-1 through J-6 were discussed among the Council and staff.

I. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA (None received.)

Public comments were received from Pat Brown (J.3 and J.5) and Lawrence Stein (J.3).

J. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the March 15, 2022 regular meetings as presented.

2. Community Development Department

SUBJECT: First Amendment to Agreement for Environmental Services with Rincon Consultants and Environmental Science Associates.

RECOMMENDATION: That the City Council execute a First Amendment with Rincon Consultants, Inc., and Environmental Science Associates (ESA), to increase Agreements #9062-20-CD and #9077-20-CD by \$200,000 for Rincon Consultants, and \$100,000 for ESA, respectively, for revised not-to-exceed amounts of \$400,000 and \$300,000, respectively.

3. Community Development Department

**SUBJECT:** Adoption of **Ordinance No. 3015** - Portofino Place: A request for a General Plan Amendment to change the 2030 General Plan land use designation of a 7.61-acre site located along the south side of Fifth Street at the intersection of Portofino Place (south of the Oxnard Airport) (APNs: 185-0-221-025, 185-0-221-265, and 185-0-223-015) from Business Research Park (BRP) to Residential Medium (RM) (PZ 20-620-02); a Zone Change from Business Research Park to Multiple-Family (R-2) (PZ 20-570-02), and a Tentative Subdivision Map (Tract No. 6064) for condominium purposes (PZ 20-300-02) to allow for the construction of 90, two-story condominium dwelling units and associated site improvements.

**RECOMMENDATION:** That the City Council adopt **Ordinance No. 3015** approving Planning and Zoning Permit No. 20-570-02 (Zone Change) to change the zoning of the project site from Business Research Park to Multiple-Family (R-2).

4. Public Works Department

**SUBJECT:** Agreement A-8444 with Pirate California Holdings, LLC dba Pirate Staffing for Temporary and Supplemental Labor Services at the Del Norte Regional Recycling and Transfer Station.

**RECOMMENDATION:** That the City Council authorize the Mayor to execute Agreement A-8444 with Pirate California Holdings, LLC dba Pirate Staffing in an amount not to exceed \$800,000 for a three-year term, for temporary and supplemental labor services at the Del Norte Regional Recycling and Transfer Station.

(Public Works and Transportation Committee approved 3-0)

5. Public Works Department

**SUBJECT:** Agreements for a Total Value of \$10,700,000 for Supply and Delivery of Chemicals to Wastewater, Water and Recycled Water Facilities.

**RECOMMENDATION:** That the City Council approve and authorize the Mayor to execute the following Agreements for the supply and delivery of chemicals to Water, Wastewater, and Recycled Water Facilities through June 30, 2024 as follows:

1. Agreement A-8445 with HASA, Inc., in the amount not to exceed \$1,000,000 for the supply and delivery of sodium hypochlorite to the Oxnard Wastewater Treatment Plant;
2. Agreement A-8446 with JCI Jones Chemicals, Inc., in the amount not to exceed \$100,000 for the supply and delivery of sodium bisulfite to the Oxnard Wastewater Treatment Plant;
3. Agreement A-8447 with Pencco, Inc., the amount not to exceed \$2,500,000 for the supply and delivery of ferric chloride to the Oxnard Wastewater Treatment Plant and Ferrous Chloride to Oxnard Lift Station 6;
4. Agreement A-8448 with Univar Solutions USA, Inc., in the amount not to exceed \$150,000 for the supply and delivery of sodium hydroxide to the Oxnard Wastewater Treatment Plant Headworks Facility;
5. Agreement A-8449 with HASA, Inc., in the amount not to exceed \$600,000 for the supply and delivery of sodium hypochlorite to the Oxnard Water Campus, Blending Station No. 3, and Advanced Water Purification Facility;
6. Agreement A-8450 with Hill Brothers Chemical Company in the amount not to exceed \$300,000 for the supply and delivery of aqueous ammonia to the Oxnard Water Campus and Blending Station No. 3;
7. Agreement A-8451 with King Lee Chemical Company dba King Lee Technologies in the amount not to exceed \$550,000 for the supply and delivery of Antiscalant Pretreat Plus 0100

- to the Oxnard Water Campus and Advanced Water Purification Facility;
8. Agreement A-8452 with Miles Chemical Company, Inc. in the amount not to exceed \$1,250,000 for the supply and delivery of hydrogen peroxide and liquid lime to the Advanced Water Purification Facility;
  9. Agreement A-8453 with Pacific Star Chemical dba Northstar Chemical in the amount not to exceed \$1,500,000 for the supply and delivery of sodium hydroxide, and citric acid to the Oxnard Water Campus and Advanced Water Purification Facility;
  10. Agreement A-8454 with Univar Solutions USA, Inc. in the amount not to exceed \$2,750,000 for the supply and delivery of sodium bisulfate, and sulfuric acid to the Advanced Water Purification Facility.
- (Public Works and Transportation Committee approved 3-0)

6. City Attorney Department

SUBJECT: Adoption of a Just Cause Eviction And Tenant Protection Ordinance and a Rent Stabilization Ordinance.

RECOMMENDATION: That the City Council:

1. Adopt **Ordinance No. 3012** adding Article I to Chapter 27 of the Oxnard City Code that is entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE I TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING JUST CAUSE EVICTIONS AND OTHER TENANT PROTECTIONS”

2. Adopt **Ordinance No. 3013** adding Article II to Chapter 27 of the Oxnard City Code that is entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE II TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING RENT STABILIZATION REGULATIONS INCLUDING PROHIBITING RESIDENTIAL REAL PROPERTY RENTAL RATE INCREASES THAT EXCEED FOUR PERCENT (4%) ANNUALLY”

**Consent Item No. 3:**

*It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Teran, to approve the recommended action as presented. VOTE: Basua, Lopez, MacDonald, Madrigal, Teran, and Zaragoza voted in favor; Perello voted against; motion passed 6-1.*

**Consent Item No. 6:**

- 1) *It was moved by Councilmember Basua, seconded by Councilmember Teran, to approve the recommended action as presented. VOTE: Basua, Lopez, Madrigal, Perello, Teran, and Zaragoza voted in favor; MacDonald voted against; motion passed 6-1.*
- 2) *It was moved by Councilmember Lopez, seconded by Councilmember Basua, to approve the recommended action as presented. VOTE: Basua, Lopez, Madrigal, Teran, and Zaragoza voted in favor; MacDonald and Perello voted against; motion passed 5-2.*

**Consent Items 1, 2, 4, and 5:**

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

**K. PUBLIC HEARINGS****1. Public Works Department**

**SUBJECT:** Five Year Capital Improvement Program for Fiscal Years 2022-2027. (0/15/15)

**RECOMMENDATION:** That the City Council:

1. Hold a public hearing to receive public testimony regarding the proposed 2022-2027 City of Oxnard Five-Year Capital Improvement Program; 2. Approve and authorize the Fiscal Year 2022-23 & 2023-24 projects to be selected from the Proposed 2022-2027 City of Oxnard Five Year Capital Improvement Program; and
3. Adopt the 2022-2027 City of Oxnard Five Year Capital Improvement Program.

(As of the date of this City Council agenda being posted, there is not yet an outcome from the April 26, 2022 Public Works and Transportation Committee. Staff is available to answer any questions.)

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

Tatiana B. Arnaout, P.E., City Engineer, presented and answered questions.

Mayor Zaragoza opened the public testimony portion of the public hearing. Public comments were received from Lawrence Stein.

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

**L. REPORTS****1. City Treasurer**

**SUBJECT:** City Treasurer's Monthly Investment Report for the Period Ending March 31, 2022.

**RECOMMENDATION:** That the City Council receive and file the report.

Philip Molina, City Treasurer, was available to answer questions. No public comments were received. Discussion ensued among the Council and staff. Report was received and filed, no formal action was required.

**2. Finance Department**

**SUBJECT:** Adopt a resolution approving Water Infrastructure Finance and Innovation Act

("WIFIA") Loan from the U.S. Environmental Protection Agency ("EPA"). (10/5/5)

**RECOMMENDATION:** That the **City Council** adopt **Resolution No. 15,566** approving an Installment Purchase Agreement, Indenture of Trust, a WIFIA Loan Agreement, and a WIFIA Loan Term Sheet with respect to the issuance by the City of Oxnard Financing Authority of bonds in an aggregate principal amount not to exceed \$55,000,000 and other matters pertaining thereto.

That the Board of Directors of the City of **Oxnard Financing Authority** adopt **Resolution No. 55** approving an Installment Purchase Agreement, Indenture of Trust, a WIFIA Loan Agreement, and a WIFIA Loan Term Sheet with respect to the issuance by the City of Oxnard Financing Authority of bonds in an aggregate principal amount not to exceed \$55,000,000 and other matters pertaining thereto.

Betsy George, Chief Financial Officer introduced Christian Sprunger, Assistant Vice President at NHA Advisors, presented and answered questions. No public comments were received. Discussion ensued among the Council and staff.

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

3. Public Works Department

**SUBJECT:** Fifth Amendment to Agreement A- 8094 with WKE, Inc. for Rice Avenue at Fifth Street/State Route 34 Grade Separation. (0/5/5)

**RECOMMENDATION:** That the City Council approve and authorize the Mayor to execute a Fifth Amendment with WKE, Inc. Agreement A-8094 in the amount of \$495,559.48, for a new not to exceed contract value of \$9,500,957.18 to complete the Plans, Specifications and Estimates for the Rice Avenue at Fifth Street/State Route 34 Grade Separation, Project 133101.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the Capital Improvement Program budget, which was previously approved by the City Council.)

Tatiana B. Arnaout, P.E., City Engineer, presented and answered questions. Public comments were received from Pat Brown and Lawrence Stein. 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: Basua, Lopez, MacDonald, Madrigal, Perello, Teran, and Zaragoza voted in favor; motion passed 7-0.*

M. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Zaragoza adjourned the meeting at 8:14 p.m.

  
ROSE CHAPARRO

City Clerk

  
JOHN C. ZARAGOZA

Mayor