MINUTES
OXNARD CITY COUNCIL
Regular Meeting
March 4, 2024

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, Oscar Madrigal, Bert E. Perello, Gabriel (Gabe) Teran, Arthur Valenzuela, Mayor Pro Tem Bryan A. MacDonald, and Mayor John C. Zaragoza were present.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL 2449.

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

C. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – (Government Code section 54956.8)
Property: 731 South A Street, Oxnard (Heritage Square Hall "The Chapel"); 715 South A Street, Oxnard (Perkin Pump House "The Visitor Center"); 720 South B Street, Oxnard (Maulhardt Storehouse "The Winery")
Agency Negotiator: Ashley Golden, Assistant City Manager; Emilio Ramirez, Housing Director
Negotiating Party: Al Barkley, Heritage Square Property Owners Association
Under Negotiation: Price and terms of payment
Legislative Body: City Council

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – (Government Code section 54956.8)
Property: 3941-3951 Saviers Road, Oxnard, CA (APN 205-0-275-265)
Agency Negotiator: Emilio Ramirez, Housing Director
Negotiating Party: CCC Surfview, LLC
Under Negotiation: Price and terms of payment
Legislative Body: City Council

At 4:36 p.m., the City Council recessed to a closed session. At 5:34 p.m., the City Council reconvened in open session in the Council Chambers. The City Attorney announced that items C.1 and C.2 were reviewed, the City Council provided direction to negotiators, and there were no reportable actions out of closed session.

D. APPOINTMENT ITEMS

1. SUBJECT: Calleguas Water Resources Implementation Strategy (WRISt) Process.

Shiri Klima, Deputy City Manager introduced Kristine McCaffrey, General Manager of the Calleguas Municipal Water District. She introduced Ian Prichard, Deputy General Manager and Board member Jacque McMillan, Treasurer and Metropolitan Water District Representative. General Manager McCaffrey provided a background and update on the Calleguas Metropolitan Water District.

E. OPENING CEREMONIES

Mayor Zaragoza led the pledge of allegiance.

F. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Proclamation Designating March 2024 as "Women's History Month."

Mayor Zaragoza read the proclamation and presented it to Susan Roth, Vice President and other members of the League of Women Voters of Ventura County. Ms. Roth and the members of the league joined the Council at the dais to accept the proclamation and said a few words.

G. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (None received.)

H. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

City Manager Nguyen provided community updates.

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

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

J. REVIEW OF INFORMATION/CONSENT AGENDA

Items L-1 through L.7 were reviewed and discussed among the Council and staff.

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

L. INFORMATION/CONSENT AGENDA

1. City Clerk Department
SUBJECT: Approval of Minutes.
RECOMMENDATION: That the City Council approve the minutes of February 6, 2024 regular meeting as presented.

2. Information Technology Department
SUBJECT: First Amendment to Agreement No. 32400308 with NEOGOV for HR Software.
RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a First Amendment to Agreement 32400308 with NEOGOV extending services through June 30, 2027, and increasing the value of the agreement from $128,548 to $638,287 for the continued use of Human Resources Management System (HRMS) software.

3. Information Technology Department
SUBJECT: Third Amendment to Agreement 32300297 with Korel for IT Consulting and Recruiting Services.
RECOMMENDATION: That City Council approve and authorize the Mayor to execute a Third Amendment to Professional Services Agreement 32300297 with Korel LLC to increase the value of the agreement from $500,000 to $950,000 through June 30, 2025, for information technology consulting and recruitment services.

   The Finance & Governance Committee approved 3-0 on February 13, 2024, to approve the staff recommendation and to forward the item for Council approval.

4. Information Technology Department
SUBJECT: First Amendment to Agreement 32400125 with Hireclout for IT Consulting and Recruiting Services.
RECOMMENDATION: That City Council approve and authorize the Mayor to execute a First Amendment to Professional Services Agreement 32400125 with Hireclout, Inc. to increase the value of the agreement from $200,000 to $850,000 through June 30, 2025, for information technology consulting and recruitment services.

   The Finance & Governance Committee approved 3-0 on February 13, 2024, to approve the staff recommendation and to forward the item for Council approval.

5. City Manager Department
SUBJECT: Approval of Federal and State Lobbyist Agreements.
RECOMMENDATION: That the City Council:
   1. Approve and authorize the Mayor to execute Agreement No. 32400402 with HROD, Inc., John R. O'Donnell, in an amount not to exceed $208,000 over an initial three-year term for federal advocacy and lobbying professional services; and
   2. Approve and authorize the Mayor to execute Agreement No. 32400408 with Michael

J. Arnold and Associates, Inc., in an amount not to exceed $180,000 over an initial three-year term for State of California advocacy and lobbying professional services.

6. Police Department
SUBJECT: Supplemental Law Enforcement Services Fund (SLESF).
RECOMMENDATION: That City Council:

1. Recognize $308,975 in grant revenue from the State Supplemental Law Enforcement Services Fund (SLESF) for Citizens Option for Public Safety (COPS) Program;

2. Approve a budget appropriation in the amount of $308,975 for various equipment purchases; and

3. Authorize the City Manager or designee to approve additional budget appropriations if awarded.

(This item did not originate in Committee.)

7. Housing Department
SUBJECT: Approve a Second Amendment to a Sole Source Contract with John Stephen Lewis, LLC for Rent Stabilization Consulting Services.
RECOMMENDATION: That the City Council authorize the City Manager or his designee to execute a Second Amendment to Agreement Number 9676-22-CA with John Stephen Lewis, L.L.C. for rent stabilization consulting services, increasing the not to exceed amount from $199,000 to $249,000.

(The Finance & Governance Committee approved 3-0 on February 13, 2024).

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

M. PUBLIC HEARINGS

1. Community Development Department
SUBJECT: Project Name: 2420 Oxnard Boulevard U-Haul Project; Located at 2420 N. Oxnard Boulevard; APNs: 142-0-010-345 and 142-0-021-010.
RECOMMENDATION: That the City Council:
   1. Conduct a public hearing, and
   2. Adopt **Resolution No. 15,764** adopting a Mitigated Negative Declaration (MND) 22-04 and Mitigation Monitoring Reporting Program (MMRP); and
   3. Adopt **Resolution No. 15,765** approving Planning and Zoning Permit No. 17-500-11 (Special Use Permit), based on the findings presented and attached conditions of approval.

The City Clerk announced the affidavit of publication and stated that written communications were received and provided to Council.

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

Joe Pearson II, AICP, Planning and Environmental Services Manager presented and answered questions. Kenneth Rozell, Chief Assistant City Attorney and Michael Wolfe, Public Works Director were available to answer questions.

Everett Scofield, AIA, Project Architect with Lauterbach and Associates, Architects, Inc. presented on behalf of the applicant and answered questions.

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

Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council and staff.

Councilmember Perello made a motion to deny the project, seconded by Councilmember Valenzuela; VOTE: Perello and Valenzuela voted in favor; Basua Madrigal, MacDonald, Teran, and Zaragoza voted against; motion failed 2-5.

Councilmember Teran made a motion to approve staff's recommendation with an amendment to the conditions, a limit on length (35 feet), height (12 feet), and gross vehicle weight of 26,000 pounds for rental equipment, vehicles, and trucks be added to the conditions.

It was moved by Councilmember Teran, seconded by Mayor Zaragoza, to approve the recommended action as amended. VOTE: Basua, MacDonald, Teran, and Zaragoza voted in favor; Madrigal, Perello, and Valenzuela voted against; motion passed 4-3.

N. <u>REPORTS</u>

1. <u>Public Works Department</u>
   <u>SUBJECT</u>: Environmental Resources (Solid Waste) Rates Update Report.
   <u>RECOMMENDATION</u>: That the City Council receive and file the Solid Waste Rates Update Report.

   (As of the date of this City Council agenda being posted, there is not yet an outcome from the February 27, 2024 Public Works and Transportation Committee. Staff is available to answer any questions).

Michael Wolfe, Public Works Director and Eric Zetz, Environmental Resources Manager presented and answered questions. No public comments were received. The report was received and filed, no formal action was required.

2. Housing Department
SUBJECT: Aspire Apartments – Preliminary Funding Award Letter and Affordable Housing and Sustainable Communities Program (AHSC) Implementation Agreement.
RECOMMENDATION: That the City Council:

1. Authorize the Mayor, or his designee, to execute a Preliminary Funding Award Letter with Many Mansions, a non-profit affordable housing provider, for gap financing in the amount of $1,200,000 for the construction of eighty-eight (87) affordable rental units and one (1) unrestricted manager's unit, commonly known as Aspire Apartments located at 536-538 Meta Street, Oxnard, CA 93030;

2. Authorize the Mayor, or his designee, to execute an Implementation Agreement with Many Mansions to receive pass-through grant funding associated with the Aspire Apartments Affordable Housing and Sustainable Communities Program application.

(Due to the release date of the grant January 19, 2024, this item did not originate in the Committee.)

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

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

3. Housing Department
SUBJECT: Prohousing Designation.
RECOMMENDATION: That the City Council:

1. Adopt **Resolution No. 15,766** authorizing the City Manager to apply to the California Department of Housing and Community Development for the City to participate in the State's Prohousing Designation Program; and

2. Authorize the City Manager or designee to accept the designation and execute and submit all documents required as deemed necessary or appropriate to participate in the Program.

(Due to a March 19, 2024 Affordable Housing and Sustainable communities Program grant application deadline this item did not originate in the Committee.)

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

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

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Zaragoza adjourned the meeting at 8:16 p.m.

R. Chaparro
ROSE CHAPARRO
City Clerk

JOHN C. ZARAGOZA
Mayor