



# CITY OF OCEANSIDE AGENDA

**Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing**

**Information for the September 03, 2025 City Council Meeting**

Members of the public have the option to watch the meeting on KOCT Cox Channel 19 (live streaming service available at [www.koct.org/channel-19](http://www.koct.org/channel-19)) or watch via Zoom or attend in person.

**Zoom Information:**

To watch the meeting via Zoom please use the URL below. Please note that this is for viewing only; if you wish to make comments on any of the items in the agenda you must attend in person.

<https://us02web.zoom.us/j/83234252787?pwd=bydJLMQetUt5n6FESSPeIcEfwJuBvT.1>

Zoom Meeting ID: **832 3425 2787**

Passcode: **717926**

**Phone Information:**

To join the meeting by phone, dial **669-900-9128**.

Zoom Meeting ID: **832 3425 2787**

If you wish to provide a comment to the City Council, but are not interested in speaking during the meeting, you may email your comments to the City Clerk ([CityClerk@OceansideCA.org](mailto:CityClerk@OceansideCA.org)). All comments must be sent via email by 4 PM on the day of the meeting. All timely received comments will be provided to the City Council prior to the meeting and made a part of the record of the meeting. ***Please note that these comments will not be read aloud during the meeting.***



# **CITY OF OCEANSIDE AGENDA**

**Joint Meetings of the Oceanside City Council, Oceanside Small Craft Harbor District Board of Directors (HDB), Oceanside Community Development Commission (CDC), and Oceanside Public Financing Authority (OPFA)**

**September 03, 2025**

Council Chambers  
300 North Coast Highway  
Oceanside, CA 92054

**Mayor**  
**HDB President**  
**CDC Chair**  
**OPFA Chair**  
Esther Sanchez

**City Clerk**  
**HDB Secretary**  
**CDC Secretary**  
**OPFA Secretary**  
Zeb Navarro

**Deputy Mayor**  
**HDB Vice President**  
**CDC Vice Chair**  
**OPFA Vice Chair**  
Eric Joyce

**City Treasurer/HDB/CDC/OPFA Treasurer**  
Phyllis Dominguez

**Councilmembers**  
**HDB Directors**  
**CDC Commissioners**  
**OPFA Directors**  
Jimmy Figueroa  
Rick Robinson  
Peter Weiss

**City Manager**  
**HDB Administrative Officer**  
**CDC Executive Director**  
**OPFA Executive Director**  
Jonathan Borrego

**City Attorney**  
**HDB Attorney**  
**CDC General Counsel**  
**OPFA General Counsel**  
T. Steven Burke, Jr.

The Mayor and City Council also serve as the Small Craft Harbor District Board of Directors, the Community Development Commission, and the Oceanside Public Financing Authority.

**3:30 P.M. – ROLL CALL****CITY COUNCIL, HDB, CDC, OPFA CLOSED SESSION ITEMS**

1. CONFERENCE WITH LABOR NEGOTIATOR ON STATUS [25-588](#)  
OF NEGOTIATIONS PREVIOUSLY AUTHORIZED IN  
OPEN SESSION (SECTION 54957.6)  
CONFERENCE WITH LABOR NEGOTIATOR – Negotiator:  
City Manager; employee organizations: Oceanside Police  
Officers' Association (OPOA), Oceanside Police Officers'  
Association – Non-Sworn (OPOA-NS), Oceanside  
Firefighters' Association (OFA), Oceanside Police  
Management Association (OPMA), Management  
Employees of the City of Oceanside (MECO), Oceanside  
City Employees' Association (OCEA), Oceanside Fire  
Management Association (OFMA), Oceanside Marine  
Safety Employees' Association (OMSEA), Western Council  
of Engineers (WCE), and Unrepresented
  
2. LITIGATION OR OTHER ADVERSARY PROCEEDING [25-992](#)  
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)  
(SECTION 54956.9(d))  
  
CONFERENCE WITH LEGAL COUNSEL – EXISTING  
LITIGATION (Section 54956.9(d)(1))  
  
In re National Prescription Opiate Litigation – Secondary  
Manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior,  
Mylan, Sun, and Zydus)  
MDL No. 2804
  
3. LITIGATION OR OTHER ADVERSARY PROCEEDING [25-994](#)  
(E.G., ADMINISTRATIVE HEARING, ARBITRATION)  
(SECTION 54956.9(d))  
CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED  
LITIGATION (SECTION 54956.9(d)(2))  
  
One case involving significant exposure to litigation  
pursuant to Section 54956.9(e)(3). The facts and  
circumstances are set forth in an August 27, 2025 notice  
letter from Joe Hill.

**5:00 P.M. – ROLL CALL**

**INVOCATION**

Pastor Sheldon Brown, Cause of Christ

**PLEDGE OF ALLEGIANCE****PROCLAMATIONS AND PRESENTATIONS**

Proclamation in Honor of National Hispanic Heritage Month 2025

Proclamation in Honor of National Service Dog Month 2025, with Canine Companions

Proclamation in Honor of National Constitution Week, September 17-23, 2025, with DAR, Santa Margarita Chapter

**CLOSED SESSION REPORT****CONSENT CALENDAR ITEMS**

*All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous City Council/HDB/CDC/OPFA instructions. The items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of any Consent Calendar items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of Request to Speak form prior to the commencement of this agenda item.*

4. City Council/ Staff recommends that the City Council/Harbor [25-990](#)  
HDB/CDC/ Board/CDC/OPFA approve the waiving of reading of the  
OPFA: text of all ordinances and the text and title of all resolutions  
included in this agenda. Unanimous approval of the City  
Council/Harbor Board/CDC/OPFA is required.
5. City Council/ Accept City Clerk's Action Minutes of the Small Craft [25-980](#)  
HDB/CDC/ Harbor District Board of Directors, Community  
OPFA: Development Commission, City Council, and Oceanside  
Public Financing Authority of the August 20, 2025 Regular  
Meeting

6. City Council: Staff recommends that the City Council authorize the City Engineer to approve Construction Change Order No. 2 with Fordyce Construction, Inc. ("Fordyce"), in the amount of \$1,145,520, for a total contract amount not to exceed \$5,025,043, for additional construction services for the Crown Heights Community Resource Center Building ("Crown Heights Resource Center"); authorize the City Engineer to approve change orders required to extend the rental agreement with Pacific Mobile Structures, Inc. ("Pacific Mobile") as needed per the construction schedule, in an amount not-to-exceed \$50,000; and appropriate additional funds from the General Fund Assigned Infrastructure Reserves, in the amount of \$1,003,478, to cover the funding gap for necessary construction repairs, including extension of the temporary facilities. [25-958](#)
7. City Council: Staff recommends that the City Council approve an amendment to the Agreement with the Oceanside Community Service Television Corporation (KOCT) designating KOCT as an access management organization responsible for public, educational and governmental (PEG) cable television activities for the City; approve a one-time payment of \$175,000; appropriate \$175,000 from General Fund Unassigned Fund Balance; and authorize the City Manager to execute the amendment. [25-988](#)
8. City Council: Staff recommends that the City Council approve Amendment 3, in the amount of \$561,795, to the Professional Services Agreement (PSA) with Moffat & Nichol, Inc. for a revised contract amount of \$4,400,912 for additional design services for the Pier View Way Bridge and Lifeguard Headquarters Project; and authorize the City Manager to execute the agreement upon receipt of all supporting documents. [25-934](#)
9. City Council: Staff recommends that the City Council approve a Professional Services Agreement (PSA) with DUDEK Inc., in the amount of \$28,912, for environmental and ecological consulting services to create the El Corazon Habitat Restoration Plan (HRP); and authorize the City Manager to execute the agreement. [25-963](#)

10. City Council: Staff recommends that the City Council approve a Property Use Agreement with Vista Community Clinic for the use of a portion of office space at the John Landes Community Center building located at 2855 Cedar Road, for a four-year term, for the purpose of operating Project REACH to provide after school programming, youth development activities, and other youth related services; and authorize the City Manager to execute the agreement upon receipt of all supporting documents. [25-945](#)
11. City Council: Staff recommends that the City Council award a contract to Vicon Enterprise, in the amount of \$290,215, for the Mission Basin Groundwater Purification Facility Sodium Hypochlorite Tank and Piping Replacement and Secondary Containment Retrofit Project; authorize the City Engineer to execute change orders up to a total of 10 percent of the contract amount for any unforeseen conditions for a total contract amount not to exceed \$319,237; and authorize the City Manager, or designee, to execute the agreement upon receipt of all supporting documents. [25-956](#)
12. City Council: Staff recommends that the City Council: [25-952](#)
1. Adopt a resolution authorizing the filing of an application for a State of California, Department of Transportation ("CALTRANS") Airport Improvement Program ("AIP") grant and acceptance of the allocation of CALTRANS AIP Matching Grant funds, if awarded, in an amount not to exceed \$12,175; authorize execution of an AIP Matching Grant Agreement for the Design of the East Apron Reconstruction and Drainage Improvements Project ("Project") and associated Project FAA Grant in the amount of \$243,511, for the Bob Maxwell Memorial Airfield; approve a purchase order to C&S Engineers, Inc. in the amount of \$247,328; and authorize the City Manager to execute the grant agreement, and any other documents required to finalize the CALTRANS grant, upon review and approval by the City Attorney;
  2. Appropriate the matching share to the airport maintenance and operation fund, upon receipt of all supporting documents.

13. City Council: Staff recommends that the City Council adopt a resolution [25-954](#) authorizing the City to accept and appropriate a CALTRANS Sustainable Transportation Planning grant, in the amount of \$595,000, to prepare the Oceanside Active Transportation Plan; authorize the appropriation of \$82,000 from the Committed General Plan Assigned account for the required City-match; and authorize the City Manager to execute all necessary grant documents.
14. City Council: Staff recommends that the City Council approve and adopt [25-962](#) the revised City of Oceanside Salary Schedule and Executive and Senior Management Salary Schedule with the effective dates contained herein.
15. City Council: Staff recommends that the City Council determine there [25-984](#) remains a need to continue emergency work on the 18-inch Mesa Loma Water Main.

### **GENERAL ITEMS**

*General Items are normally heard after any 6:00 p.m. Public Hearing Items. However, if time permits, some General Items may be heard prior to any 6:00 p.m. Public Hearing Items, following the Consent Calendar. Ordinances may be introduced at this time. The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may introduce the ordinances in a single vote.*

None

### **6:00 P.M.**

### **PUBLIC HEARING ITEMS**

*Public hearing items are "time-certain" and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.*

16. City Council: Staff recommends that the City Council: [25-950](#)
1. Introduce and place an ordinance on first reading to add Chapter 14D to the Oceanside City Code entitled "Residential Tenant Protections." (First Reading); and
  2. Accept a report on other local measures to address tenant protections, including rent stabilization and eviction protection programs, and provide further staff direction as necessary.

- A) Mayor opens public hearing
- B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
- C) Clerk presents correspondence and/or petitions
- D) Testimony beginning with Leilani Hines, Housing & Neighborhood Services Director
- E) Recommendation - introduce ordinance and accept report

### **PUBLIC COMMUNICATIONS ON OFF-AGENDA ITEMS**

*No action will be taken by the City Council/HDB/CDC/OPFA on matters in this category unless it is determined that an emergency exists or that there is a need to take action that became known subsequent to the posting of the agenda. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.*

17. Communications from the public regarding items not on this [25-993](#) agenda

### **MAYOR AND/OR COUNCILMEMBER ITEMS**

#### **GENERAL COUNCILMEMBER COMMENTS**

#### **ADOPTION OF ORDINANCES**

*The following items are ordinances for adoption by the City Council/HDB/CDC/OPFA. Ordinances are laws of the City of Oceanside and require introduction and adoption at two separate City Council meetings (urgency ordinances are an exception, and may be introduced and adopted at one meeting as an emergency measure). The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may adopt the ordinances below in a single vote. There will be no discussion of the items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of a Request to Speak form prior to the commencement of this agenda item.*

### **ADJOURNMENT**



**INFORMATION TO THE PUBLIC CONCERNING THE CITY COUNCIL/  
HARBOR DISTRICT BOARD OF DIRECTORS (HDB)/  
COMMUNITY DEVELOPMENT COMMISSION (CDC)/  
OCEANSIDE PUBLIC FINANCING AUTHORITY (OPFA) MEETING**

**1. GENERAL INSTRUCTIONS TO PERSONS WISHING TO ADDRESS THE CITY COUNCIL/HDB/CDC/OPFA**

- A. Request to Speak Submittals - Individuals wishing to address the City Council/HDB/CDC/OPFA on matters on the agenda other than Public Hearing items must sign up to speak at the Speaker Kiosk (iPad) or submit a "Request to Speak" form in person to the City Clerk.

You may request to speak at any time following the start of the meeting, but the request must be submitted prior to the initiation of the portion of the agenda containing the item you wish to address (e.g., Consent Calendar, Public Communications, General Items).

When the presiding officer invites public input, the City Clerk will call the names of those who submitted requests to speak which will also appear on the screen. As your name is called and appears on the screen, please approach either of the public podiums.

To facilitate organized presentations for a public hearing, general item or non-agenda public comment, a representative of a group of persons may submit a request to speak on behalf of the group. The representative must identify the group and list not fewer than four members of the group who must be present when the item is called and all members of the group must remain in the council chambers for the duration of the presentation. The presentation on behalf of the group shall not exceed 10 minutes. The other members of the organized presentation group shall not be entitled to speak on the item.

- B. Addressing the City Council/HDB/CDC/OPFA - The presiding officer may request that each person addressing the City Council/HDB/CDC/OPFA state their name for the record and state if they represent an organization or other persons. All remarks shall be addressed to the governing body as a whole. Questions shall not be asked of the governing body or staff without obtaining permission from the presiding officer. Visual aids (slides and photographs, etc.) may be used as part of your presentation but must be confined within the time allowed per speaker. Hard copies of the presentation materials may be provided to the City Clerk for distribution to the Council at the meeting.

No flash drives may be utilized on City-owned devices. PowerPoint presentations and other materials to be presented electronically must be emailed to the City by 10:00 a.m. the Wednesday one week prior to the Council meeting. The file size may not exceed 5mb and should be emailed to: [Presentation@oceansideca.org](mailto:Presentation@oceansideca.org)

- C. Time Limits for Speakers - There is a 3-minute limit for all persons addressing the City Council/HDB/CDC/OPFA, except as noted below. Speakers may not cede their time to another speaker, except as provided in Section 1A. There is a series of three lights at each speaker's podium. When the speaker begins, the green light is lit. When only one minute remains for speaking, the yellow light appears. This indicates that it is time for the speaker to conclude his or her comments. When the speaker time has expired, a red flashing light will appear.
- D. Written Communications Concerning Matters on the Agenda - Written comments or correspondence on agenda items received at least 4 hours prior to the beginning of the meeting will be distributed to the City Council/HDB/CDC/OPFA and made part of the record. It is their

policy, however, that such correspondence shall not be read aloud at the meeting. Any correspondence should be mailed or delivered to the City Clerk, as well as the Mayor and City Council, City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054, or emailed to [CityClerk@oceansideca.org](mailto:CityClerk@oceansideca.org)

- E. Lobbyist Registration - If you are speaking before Council to try to influence a municipal decision and you are being paid to represent a client in the matter, you may need to register as a lobbyist and identify yourself as such before the City Council. See the City Clerk's information about lobbying or review Chapter 16C of the City Code. Both can be found on the City's Web site at [www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us).

## 2. **PUBLIC HEARING ITEMS**

Certain actions of the City Council/HDB/CDC/OPFA require public hearings. These can include land use and zoning matters, nuisance abatements, and items concerning bond financing. Public hearings typically involve a staff presentation, followed by testimony by the appellant(s) and applicant(s), where applicable. Following that, public testimony is invited.

Persons who wish to testify on a public hearing item do NOT need to fill out a "Request to Speak" form. After the hearing is opened for public testimony, the presiding officer will invite speakers to the podium. Each individual is limited to speak for no more than three minutes. If multiple speakers are present, however, the time allotted per speaker may be less than three minutes in order to accommodate everyone wishing to speak.

Where applicable, public hearing applicants and appellants will each be given 20 minutes total time to speak, including rebuttal. In cases where there are multiple applicants and/or appellants, a total of 30 minutes for all appellants and 30 minutes time for all applicants will be allowed. In such cases, the time will be divided equally, unless otherwise divided by mutual consent of the applicants or appellants.

**Public Hearing items are "time-certain" and are heard beginning at 6:00 p.m., regardless of how far the City Council has progressed with its other agenda items. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the public hearing schedule.**

## 3. **PUBLIC COMMUNICATIONS**

These are items on each meeting agenda for members of the public to speak regarding matters within the jurisdiction of the City Council/HDB/CDC/OPFA, but not otherwise already on the agenda. Requests to speak may be initiated either in writing in advance to the City Manager's Office or by submitting a "Request to Speak" slip as specified in Section 1A above. Each speaker will be allowed up to 3 minutes to speak. Priority will be given to speakers in the order the requests to speak were received. The presiding officer may hear non-agenda items at any time after the 5:00 p.m. meeting is called to order.

- A. Advance Written Request to Speak must be received by the City Manager's office no later than 10:00 a.m., the Wednesday prior to the meeting.
- B. Communications on Matters not on the Agenda require applicants to complete a request to speak slip pursuant to Section 1A above.

## 4. **CONSENT CALENDAR ITEMS**

All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous instructions from the governing body. All of the items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of Consent Calendar items unless members of the governing body, the City staff or the public request discussion on specific

Consent Calendar items. If a member of the public wishes to speak on a Consent Calendar item, a request to speak must be submitted **prior** to the Consent Calendar being called.

5. **REGULAR MEETING SCHEDULE**

Joint City Council/HDB/CDC/OPFA meetings are typically scheduled on two Wednesdays of each month and generally follow the format listed below. Agendas for specific meetings are available to the public prior to the meeting. Please see page iv, Section 7, for more details.

3:30 p.m. City Council/HDB/CDC/OPFA Closed Session

5:00 p.m. City Council/HDB/CDC/OPFA Regular Business

6:00 p.m. City Council/HDB/CDC/OPFA Public Hearings, if applicable

**Public hearing items are "time-certain" and are heard beginning at 6:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 6:00 p.m. public hearing schedule.**

Because all meetings are jointly convened, there may be business of the City Council, Harbor District Board of Directors, Community Development Commission, or Oceanside Public Financing Authority conducted at any of the scheduled times. All items will clearly identify which of the four governing bodies are acting on the item.

A complete listing of regular scheduled meetings is available from the City Clerk's office at (760) 435-3000 or on the City of Oceanside Web site at [www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us).

6. **WORKSHOPS**

From time to time the City Council may schedule a specially noticed Workshop or meeting to discuss a particular topic in greater depth than would be possible at a regular meeting. All such meetings are open to the public.

At a Workshop Meeting, the City Council may vote on any properly agendized matter, and public input is provided for on the agenda.

7. **AGENDA POSTING AND AVAILABILITY**

This agenda has been posted at least 72 hours prior to the meeting at the Civic Center Plaza, 300 North Coast Highway in the kiosk near the Library. The agenda, including backup reports, will be posted on the City's Web site at [www.ci.oceanside.ca.us](http://www.ci.oceanside.ca.us) and will be available for public review during business hours by no later than the Monday preceding the meeting at the City Clerk's Office, Second Floor City Hall North, 300 North Coast Highway

Written materials relating to an item on this agenda that are distributed to the City Council/HDB/CDC/OPFA within 72 hours before it is to consider the item at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office (location above), during normal business hours. Such written materials will also be made available on the City of Oceanside's Web site, subject to staff's ability to post the documents before the regularly scheduled meeting.

8. **AGENDA BROADCASTS ON CHANNEL 19**

The regular City Council/HDB/CDC/OPFA meetings will be broadcast live on the Government Access Channel 19 by Oceanside Community Television (KOCT) and re-broadcast during the week following the meeting. Please refer to KOCT's program schedule for dates and times of re-broadcasts. Videotape of this meeting is available for public reference in the Oceanside Main Library, 330 North Coast Highway.

9. **ASSISTANCE TO PERSONS WITH DISABILITIES**

If you have special needs because of a disability which make it difficult for you to participate in the meetings, please contact the City Clerk at 300 North Coast Highway, Oceanside, CA, telephone (760) 435-3000 by noon the Monday preceding the meeting. The City of Oceanside will attempt to make arrangements to accommodate your disability.