

NOTICE OF THE PUBLIC HEARING ON THE ESTABLISHMENT OF CITY OF OXNARD COMMUNITY FACILITIES DISTRICT NO. 9 (NORTHSHORE AT MANDALAY BAY), THE PROPOSED RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX AND THE PROPOSED DEBT ISSUE

NOTICE IS HEREBY GIVEN that at 6:00 o'clock p.m. or as soon thereafter as the matter may be heard, on Tuesday, October 5, 2021, the City Council of the City ("City Council") will, pursuant to Executive Order N-29-20 as extended by N-21-08, hold a virtual public hearing on the establishment of the City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay) (the "District"), the proposed rate and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within the District and the proposed debt issue.

On September 7, 2021, the City Council adopted Resolution No. 15,482 stating its intention to form the District pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), and adopted Resolution No. 15,483 stating its intention to incur bonded indebtedness in the aggregate amount of not to exceed \$22,500,000, the repayment of which is to be secured by Special Tax - Facilities. Summaries of Resolution No. 15,482 and Resolution No. 15,483 are attached hereto as Attachment A and B, respectively.

At the hearing, all interested persons or taxpayers for or against the establishment of the District, the extent of the District, or, for the furnishing of specified types of public facilities and services, or the proposed debt issuance, may provide testimony via telephone. If written protests against the formation of the District are filed by (a) fifty percent (50%) or more of the registered voters residing within the proposed District, or six (6) registered voters, whichever is greater, or (b) the owners of one-half (1/2) or more of the area of land included within the proposed District, and if they are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the specified District or to levy the specified Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If said majority protest is limited to certain types of facilities or services, or certain provisions of a special tax, or against the specified special tax shall be eliminated by the City Council from the resolution of formation.

The voting procedure shall be conducted by hand delivered or mailed ballot election.

Viewing: The public may view the meeting at which the public hearing will be conducted beginning at 6:00 p.m. on YouTube (www.youtube.com/oxnardnews) or on Spectrum channel 10 / Frontier channel 35.

Written Comments: Provide written comments by emailing them to CityClerk@Oxnard.org no later than 2 p.m. on October 5, 2021.

Speaker Comments: The public may provide public comment via telephone. Requests are submitted by: 1. Using the form located at Oxnard.org/city-meetings 2. Calling the City Clerk's Office at (805) 385-7803 3. Emailing the request to CityClerk@Oxnard.org. All requests must be submitted no later than 2:00 pm on October 5, 2021.

For further information, contact the City Clerk's Office, 300 W. Third Street, 4th Floor, Oxnard CA 93030 at (805) 385-7803.

ATTACHMENT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 9 (NORTHSHORE AT MANDALAY BAY), AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

The City Council determines to institute proceedings for the formation of a community facilities district under the terms of the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California ("Act"). The exterior boundaries of the community facilities district are specified and described to be as shown on that certain map now on file in the office of the City Clerk entitled "Map of Proposed Boundaries, City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay)" which map indicates by a boundary line the extent of the territory included in the proposed community facilities district.

The name of the proposed community facilities district shall be "City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay)."

The facilities proposed to be financed by the CFD are public infrastructure facilities and other governmental facilities, including fees related thereto, with an estimated useful life of five years or longer, which the CFD is authorized by law to construct, own or operate and that are necessary to meet increased demands placed upon the City as a result of development occurring within the proposed CFD, including but not limited to all or a portion of sanitary sewer, water, street, storm drain and park facilities, public art or other real or tangible property, and related costs including design, inspection, professional fees, and acquisition costs ("Facilities"). Such Facilities need not be physically located within the CFD.

The types of services proposed to be provided for and financed by the CFD include, but shall not be limited to, landscaping, street lighting, maintenance of sewer, storm drain, irrigation systems, and parks, Edison Canal and Channel Island Harbor maintenance, and weed abatement (the "General Services"), and the remediation, operation, maintenance and/or monitoring of any hazardous substance released or threatened to be released into the environment on the Property as more particularly described in the Response Plan approved by the Department of Toxic Substances Control ("DTSC") on December 17, 2018 (the "Response Plan"), the Operation and Maintenance Plan approved by DTSC on March 7, 2019 ("O&M Plan") and any additional remedial activities or protective measures (the "Remediation Services") and together with the General Services, the "Services"), which

Services are in addition to and do not supplant those services already provided in the territory within the CFD prior to the establishment of the CFD.

Except where funds are otherwise available, it is the intention of the Council to levy annually in accordance with procedures contained in the Act (i) a special tax within the CFD sufficient to pay for the costs of financing the purchase, construction, expansion, modification, rehabilitation or improvement of the Facilities (the "Special Tax - Facilities"), including the principal of and interest on two or more series of the bonds proposed to be issued to finance the Facilities and other periodic costs, the establishment and replenishment of reserve funds, the remarketing, credit enhancement and liquidity fees, the costs of administering the levy and collection of the Special Taxes and all other costs of the levy of the Special Taxes and issuance of the bonds, including any foreclosure proceedings, architectural, engineering, inspection, legal, fiscal, and financial consultant fees, discount fees, interest on bonds (but not to exceed two years), election costs and all costs of issuance of the bonds, including, but not limited to, fees for bond counsel, disclosure counsel, financing consultants and printing costs, and all other administrative costs of the tax levy and bond issues, (ii) a special tax within the CFD sufficient to pay for the costs of financing the Remediation Services (the "Special Tax - Environmental," and together with Special Tax - Facilities and the Special Tax - Services, the "Special Taxes"), including the obligation of the CFD with respect to Special Tax - Environmental under the Special Tax Disbursement Agreement (the "Special Tax Disbursement Agreement"), by and among the City, on behalf of itself and the CFD, MPL Property Holdings LLC, and Northshore Environmental Conservancy. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the Special Taxes shall attach to all nonexempt real property in the CFD, and that lien shall continue in force and effect until collection of the Special Taxes ceases.

The schedule of the rate and method of apportionment (the "RMA") and manner of collection of the Special Taxes are described in detail in Exhibit B attached to the Resolution of Intention and incorporated herein. The Special Taxes are based upon the cost of financing the Facilities and the Services in the CFD, the demand that each parcel will place on the Facilities and the Services and the benefit (direct and/or indirect) received by each parcel from the Facilities and the Services. The RMA provides sufficient detail to allow each owner of nonexempt real property within the CFD to estimate the maximum amount that such person will have to pay for the Facilities and the Services.

The Special Taxes are apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and as described in the RMA and such Special Taxes are not levied on or based upon the value or ownership of real property. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or partially, from the levy of the Special Taxes, the Council shall, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not delinquent or exempt in

order to yield the required payments, subject to the maximum tax. Under no circumstances, however, shall the Special Tax - Facilities levied in any fiscal year against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. Furthermore, the maximum Special Tax - Facilities authorized to be levied against any parcel used for private residential purposes shall not be increased over time in excess of 2 percent per year.

Special Tax - Facilities shall not be levied or collected after fiscal year 2065-66, except that Special Tax - Facilities that was lawfully levied in or before such final tax year and that remains delinquent may be collected in subsequent years. Special Tax - Services shall be levied and collected in perpetuity. Special Tax - Environmental shall be levied and collected as provided in the RMA.

Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the Special Taxes shall attach to all nonexempt real property in the proposed CFD, and that lien shall continue in force and effect until collection of the Special Taxes ceases.

Pursuant to Section 53340 of the Act, and except as provided in Section 53317.3 of the Act, properties of entities of the state, federal, and local governments shall be exempt from the levy of the Special Tax.

The City Council finds that the proposed Facilities and Services are necessary to meet increased demands placed upon the City as a result of new development occurring within the boundaries of the proposed CFD.

Each officer of the City who is or will be responsible for the Facilities and the Services to be financed by the CFD, if it is established, is hereby directed to study the proposed CFD and, at or before the time of the above-mentioned Hearing, file the following reports with the Council which are to be made a part of the record of the Hearing: (a) a report containing a brief description of the Facilities and Services by type which will in his or her opinion be required to adequately meet the needs of the CFD and his or her estimate of the cost of providing the Facilities and Services, and (b) a remedial action plan based upon factors comparable to those described in subdivision (d) of Section 25356.1 of the Health and Safety Code, which may consist of the Response Action Documents as defined in the Special Tax Disbursement Agreement. The Project Manager Special Assessment Districts is directed to estimate the fair and reasonable cost of all incidental expenses, including the cost of planning and designing the Facilities and Services to be financed pursuant to the Act, including the cost of environmental evaluations of such Facilities, all costs associated with the creation of the CFD, issuance of debt, determination of the amount of any Special Taxes, collection in order to carry out the authorized purposes of the City with respect to the CFD, and any other expenses incidental to the construction, completion and inspection of the authorized work to be paid through the proposed financing.

Pursuant to Section 53314.9 of the Act, the City may accept advances of funds from any sources,

including private persons or private entities, and is authorized and directed to use such funds for any authorized purpose, including any cost incurred by the City in creating the CFD. The City may enter into an agreement to repay all of such funds as are not expended or committed for any authorized purpose at the time of the election on the levy of the Special Tax, if the proposal to levy such tax should fail, and to repay all of such funds advanced if the levy of the Special Tax shall be approved by the qualified electors of the CFD.

Pursuant to Section 53344.1 of the Act, the Council reserves to itself, in its sole discretion, the right and authority by subsequent resolution to allow any owner of property within the CFD, subject to the provisions of Section 53344.1 of the Act and those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the CFD treasurer in full payment or part payment of any installment of the special taxes or the interest or penalties thereon which may be due or delinquent, but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

ATTACHMENT B RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA, TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$22,500,000 WITHIN THE PROPOSED CITY OF OXNARD COMMUNITY FACILITIES DISTRICT NO. 9 (NORTHSHORE AT MANDALAY BAY)

The City Council ("City Council") of the City of Oxnard ("City") has adopted Resolution No. 15,482 ("Resolution of Intention"), stating the City Council's intention to establish City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay) (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), to replace the previously formed City of Oxnard Community Facilities District No. 6, to finance the purchase, construction, expansion, modification, rehabilitation or improvement of certain public capital improvements and fees related thereto with an estimated useful life of five years or longer, which the CFD is authorized by law to construct, own or operate and that are necessary to meet increased demands placed upon the City as a result of development occurring within the proposed CFD, including but not limited to sanitary sewer, water, street, storm drain and park facilities, public art and related costs including design, inspection, professional fees, and acquisition costs (the "Facilities").

In order to finance the Facilities it is necessary to incur bonded indebtedness on behalf of the CFD in the amount not to exceed \$22,500,000, the repayment of which is to be secured by certain special taxes ("Special Tax - Facilities") levied in accordance with Section 53340 et seq. of the Act on all property within the CFD, other than those properties exempted from taxation as provided in the rate and method of apportionment attached as Exhibit B to the Resolution of Intention.

The bonded indebtedness will be incurred for the purpose of financing the costs of purchasing, constructing, expanding, modifying, rehabilitating or improving the Facilities, the acquisition of necessary equipment and property therefor and fulfilling contractual commitments and carrying out the powers and purposes of the CFD, including, but not limited to, the financing of the costs associated with the issuance of the bonds and all other costs necessary to finance the Facilities which are permitted to be financed pursuant to the Act.

It is the intent of the City Council, acting as the legislative body of the CFD, to authorize the sale of bonds in one or more series, in the maximum aggregate principal amount not to exceed \$22,500,000, bearing interest payable semi-annually or in such other manner as the City Council shall determine at a maximum interest rate of 12 percent per annum or such rate not in excess of the maximum rate permitted by law at the time the bonds are issued. The term of the bonds of each series shall be determined pursuant to a resolution of the City Council authorizing the issuance of the bonds of such series, but such term shall in no event exceed 40 years or such longer term as is then permitted by law.

A special community facilities district election shall be conducted on October 5, 2021. The special election shall be conducted by hand delivered or mailed ballot election with return postage prepaid. The ballots shall be returned to the office of the election officer no later than 11:00 o'clock p.m. on October 5, 2021.

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NOTICE OF PUBLIC HEARINGS THE CITY COUNCIL OF THE CITY OF OXNARD THE BOARD OF COMMISSIONERS OF THE OXNARD HOUSING AUTHORITY CITY COUNCIL AUTHORIZATION FOR THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY TO TRANSFER REAL PROPERTY, AND BOARD OF COMMISSIONERS AUTHORIZATION FOR THE OXNARD HOUSING AUTHORITY TO PURCHASE SUCH REAL PROPERTY PURSUANT TO THE TERMS AND CONDITIONS OF A PROPOSED PURCHASE AND SALE AGREEMENT WITH SUCH SUCCESSOR AGENCY

NOTICE IS HEREBY GIVEN that the City Council of the City of Oxnard (the "City") and the Board of Commissioners of the Oxnard Housing Authority (the "OHA") will each hold a public hearing online via Zoom on October 5, 2021, at 6:00 pm, or as soon thereafter as the matter may be heard. The public hearings may be held jointly and may be continued from time to time until completed. Any person desiring the opportunity to be heard will be afforded an opportunity to do so. The purpose of these public hearings is for the City Council to consider authorizing the Oxnard Community Development Commission Successor

Agency (the "Successor Agency") to transfer real property identified by assessor parcel numbers 201-0-213-130, 201-0-272-020, 201-0-272-030, and 201-0-213-140 (collectively, the "Property"), and for the Board of Commissioners to consider authorizing the OHA to purchase the Property pursuant to the terms of a proposed Purchase and Sale Agreement (the "Agreement") by and between the Successor Agency, as seller, and the OHA, as buyer.

As required by California Health and Safety Code Sections 33431 and 33433, as amended, the City Council hearing is being held, and a report has been prepared summarizing certain aspects of the Agreement. Copies of such report are available for public inspection at the office of the City Clerk at 300 W. Third St, 4th Floor in the City of Oxnard and online at https://www.oxnard.org/city-meetings

All interested persons are encouraged to attend the public hearings to be held in favor of, in opposition to, or neutral with respect to such proposed transfer and the proposed purchase. A meeting link and information on submitting public comments will be available at https://www.oxnard.org/city-meetings. The deadline for public comments is 2:00 PM the day of the meeting; please plan accordingly. If you challenge the actions taken on these proposals in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this Notice, or in written correspondence delivered to the City Clerk prior to or at the public hearings.

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NOTICE INVITING BIDS FOR TOTAL ORGANIC CARBON ANALYZER PROJECT SPECIFICATION NO. PW 21-15

NOTICE IS HEREBY GIVEN that the City of Oxnard, California invites sealed Bids for the Total Organic Carbon Analyzer Project. The City will receive such Bids at Oxnard City Hall, 300 West Third Street, Fourth Floor, Oxnard, California 93030, attention: City Clerk, until 2:00 p.m. on October 12, 2021. There will be a public bid opening teleconference immediately afterwards. The number to join the call is (617) 675-4444 and the pin number is 600 358 578 5354#. SCOPE OF WORK. The 2018 edition of the Standard Specifications for Public Works Construction and the 2019 Errata No. 1 to the Standard Specification for Public Works Construction 2018 Edition (collectively the "Greenbook") is incorporated by this reference. As more specifically described in the Contract Documents, the Project includes furnishing all necessary labor, materials, equipment and other incidental and appurtenant Work to furnish and install two (2) on-line total organic carbon analyzers at the City's Advanced Water Purification Facility located at 5700 Perkins Road in Oxnard. OBTAINING BID DOCUMENTS. All Bidders must be plan holders of record to submit a Bid to the City, which entails purchasing copies of all Contract Documents at CyberCopy's Plan Room, located at https://www.cybercopyplanroom.com/jobs/public. Printed copies will also be available at City Hall for the same price. PREVALING WAGES. This Project is a "public work" subject to the requirements of Division 2, Part 7, Chapter 1 of the Labor Code and Title 8 of the California Code of Regulations ("CCR"). The Contractor and all

The Contractor and all Subcontractors shall pay wages in accordance with the determination of the Director of the DIR. Copies of these rates are on file with the Project Coordinator at City Hall and will be made available to any interested party on request. They are also available at http://www.dir.ca.gov/Public-Works/Prevailing-Wage.html. The Contractor shall post a copy of the DIR's rates at each job site. This Project is subject to compliance monitoring and enforcement by the DIR. The Contractor shall furnish certified payroll records directly to the Labor Commissioner. Contractor and all Subcontractors are not qualified to bid on, be listed in a Bid proposal, or engage in the performance of any contract for public work, as defined in Labor Code Sections 1720 through 1861, unless registered and qualified to perform public work pursuant to Labor Code Section 1725.5 at the time of Bid submission. OPTIONAL PRE-BID MEETING AND SITE VISIT. An optional pre-bid meeting and site visit will be held on September 30, at 10:00 a.m. at the Advanced Water Purification Facility located at 5700 Perkins Road in Oxnard. Everyone attending will be required to follow all City of Oxnard and OSHA Covid-19 requirements including maintaining 6 feet distance from others and wearing PPE including face masks and safety equipment. BONDS. Each Bid must be accompanied by Bid security as described in the Instructions to Bidders in the Contract Documents. Upon Contract award, the successful Bidder shall provide both Payment and Performance Bonds—each at 100% of the Contract Price—to the City Clerk or his or her designee in accordance with Greenbook Section 1-7.2 and the Contract Documents. The Performance Bond shall include a one-year warranty period. Bonds must be on the forms in the Contract Documents unless other forms meet all of the City's requirements including that the Bond limit be automatically increased if the Contract amount is increased after execution of the Contract, and the City Attorney at his or her discretion approves the Surety's form. Whenever Bonds are submitted for this Project, Bidder must also submit a photocopy of each Bond. LICENSES. Each Bidder shall possess a valid Class A General Engineering Contractor's license issued by California Contractors State License Board at the time of Bid submission and a current City business license at the time of Contract award.

NOTICE INVITING BIDS FOR REPLACEMENT OF TRUCK SCALES AT THE DEL NORTE RECYCLING CENTER AND TRANSFER STATION SPECIFICATION NO. PW 20-59

NOTICE IS HEREBY GIVEN that the City of Oxnard, California invites sealed Bids for the Replacement of Truck Scales at the Del Norte Recycling Center and Transfer Station. The City will receive such Bids at Oxnard City Hall, 300 West Third Street, Fourth Floor, Oxnard, California 93030, attention: City Clerk, until 2:00 p.m. on October 13, 2021. There will be a public teleconference bid opening immediately afterwards. The number to join the call is (617) 675-4444 and the pin number is 277 741 364 9657#. SCOPE OF WORK. The 2018 edition of the Standard Specifications for Public Works Construction and the 2019 Errata No. 1 to the Standard Specification for Public Works Construction 2018 Edition (collectively the "Greenbook") is incorporated by this reference. As more specifically described in the Contract Documents, the Project includes furnishing all necessary labor, materials, equipment and other incidental and appurtenant Work to replace the existing truck weigh scales and to provide and install new truck weigh scales.

OBTAINING BID DOCUMENTS. All Bidders must be plan holders of record to submit a Bid to the City, which entails purchasing copies of all Contract Documents at CyberCopy's Plan Room, located at https://www.cybercopyplanroom.com/jobs/public. Printed copies will also be available at City Hall for the same price.

MANDATORY PRE-BID MEETING AND SITE VISIT. A mandatory pre-bid meeting will be held on September 30, 2021, at 10:00 a.m. at the Del Norte Regional Recycling Center and Transfer Station located at 111 South Del Norte Blvd, Oxnard. Failure to attend will render the Bidder's Bid non-responsive.

PREVALING WAGES. This Project is a "public work" subject to the requirements of Division 2, Part 7, Chapter 1 of the Labor Code and Title 8 of the California Code of Regulations ("CCR"). The Contractor and all

shall not be considered. Requests must clearly describe the product for which approval is requested, including all data necessary to demonstrate acceptability. LIQUIDATED DAMAGES. Contractor must complete all Work within ninety (90) Working Days of the City's Notice to Proceed. There will be a \$250 assessment for each Calendar Day that Work remains incomplete beyond the Project completion deadline. Inquiries regarding this Notice Inviting bids may be directed to the Construction Project Coordinator lisa.shirley@oxnard.org.

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LIQUIDATED DAMAGES. Contractor must complete all Work within ninety (90) Working Days of the City's Notice to Proceed. There will be a \$1,200 assessment for each Calendar Day that Work remains incomplete beyond the Project completion deadline. Inquiries regarding this Notice Inviting bids may be directed to the Construction Project Coordinator renee.hatcher@oxnard.org.

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