

MINUTES

OXNARD CITY COUNCIL

Regular Meeting

April 24, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:05 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Community Development Commission. Councilmembers Thomas E. Holden, Andres Herrera, Dean Maulhardt, John C. Zaragoza, and Timothy B. Flynn were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Matt Wineger, Development Services Director; Sal Gonzalez, Housing Director; Allen Homlberg, Assistant City Attorney; Anthony Emmert, Water Superintendent; and Brian Pendleton, Redevelopment Services Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States by Darlena Morris, Ritche School, first place winner of a city-wide African-American Speech Essay contest, followed by a moment of silence.

E. CEREMONIAL CALENDAR

2. SUBJECT: Presentation by Bonnie Weigel regarding the 2007 California Strawberry Festival.
DISCUSSION: Ms. Weigel presented posters to the City Council and invited the public to the 2007 California Strawberry Festival.
1. SUBJECT: Presentation by Jack Calhoun Representing the California Cities Gang Prevention Network.
DISCUSSION: Mr. Calhoun stated the goals of the partnership cities to be progressive to prevent unwanted behavior in the community.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Preston Davis, problems of Channel Islands Harbor.

Martin Jones, college park Quimby fees.

Ed Ellis, clean-up site.

Robert Thompson, a day for community record clean-up, Railroad crossing at Rose and Fifth Street, and Hemlock and Paterson Road.

Mary Ellen De Luca, and Jay Fuller, planning commission decision regarding storage space at Whitesail condominium development.

Steve Fleischer, governing board of the Heritage Board,

Trish Munro, El Rio Park space, and 2020 Plan meeting, new business.

Nancy Pedersen, Halaco site, future development,

Larry Stein, police staffing, public records, and former Rainbow House

Barbara Rasalan, supported a Rainbow House type facility.

Jean Joneson, wild animals in the community.

Shirley Godwin, environmental impact report of General Plan

Bert Perello, teleconferencing Planning Commission meeting.

Pat Brown, a bus company picking-up at the transportation center rather than the intersection of Fifth Street and Oxnard Boulevard.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

The following individuals expressed concern with the approval of I-5: Larry Stein and Bert Perello. The Water Superintendent reviewed the company being a sole source provider and testing process. The City Council discussed: cost-saving; sole-source provider.

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of Community Development Commission for January 9, 23, February 13, 27, March 6, 13, 20, and 27, April 3, 10 and 17, 2007. (001)
RECOMMENDATION: Approve.

City Treasurer Department

2. SUBJECT: Quarterly Investment Report for Third Quarter Fiscal Year (FY) 2006-2007. (019)
RECOMMENDATION: Accept the quarterly Investment Report for the Third Quarter FY 2006-2007.

Development Services Department

3. SUBJECT: Planning and Zoning Permit No. 06-300-2 (Final Map for Phase 4 of Tract No. 5643), Filed by RiverPark Legacy, LLC. (025)
RECOMMENDATION: Adopt a resolution approving Planning and Zoning Permit No. 06-300-2 (Final Map) for Phase 4 of Tract No. 5643, located east of North Oxnard Boulevard, south of Owens River Drive, and north of Moss Landing Boulevard and Lakeview Court, within the RiverPark Specific Plan area.

Finance Department

4. SUBJECT: Special Budget Appropriation for Bond and Disclosure Counsel Fees for the Remarketing of the City of Oxnard Financing Authority Variable Rate Demand Lease Bonds, 2003 Series B. (033)
RECOMMENDATION: Approve a special budget appropriation in the amount of \$86,250 from Financial Resources Miscellaneous Income/Other Reimbursement for the cost of Bond and Disclosure Counsel Fees associated with the remarketing of the City of Oxnard Financing Authority Variable Rate Demand Lease Revenue Bonds, 2003 Series B, in Fiscal Year 2006-07.

Public Works Department

5. SUBJECT: Blanket Purchase Order with Aqua Metric Sales Company and Appropriation of Interest Earnings. (037)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute a blanket purchase order with Aqua Metric Sales Company, in an amount not to exceed \$3,415,000 for the purpose of purchasing water meters, and related parts; (2) Approve the appropriation of funds in the amount of \$2,430,000 from the 2004 and 2006 Water Revenue Project Bonds interest earnings to the Automated Meter Reading Retrofit Project for materials and contractual labor; and (3) Approve the appropriation of funds in the amount of \$900,000 from the Water Operation Fund Balance to the Automated Meter Reading Retrofit Project for materials and contractual labor.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.
(Herrera/Maulhardt) Ayes: Maulhardt, Zaragoza, Herrera, Flynn, and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGSM. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented: a presentation would be made regarding the current LNG process during week of May 1; South Oxnard Library opening, Children Day including a healthy work program; Recreation and Community Services Department sponsor a kid-swap meet; and Peter Fletcher performing at the Main Oxnard Library.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The City Council discussed: possible new State solid-waste diversion requirements; letter to EPA regarding proposed LNG; public comment period of the General Plan; and the delegation of Councilmembers to meet with a representative of the Governor office.

RECESS

At 8:49 p.m., the City Council recessed and at 9:01 p.m., the City Council reconvened.

O. REPORTSDevelopment Services Department

1. SUBJECT: Development Agreement for the Redevelopment of the Wagon Wheel Project Area with a Variety of Land Uses to be Located South of the 101 Freeway, West of Oxnard Boulevard, North of the Railroad Tracks, and East of Ventura Road, Filed by Oxnard Village Investments, LLC. (041)

RECOMMENDATION: Direct the City Manager to appoint a negotiating team to negotiate a development agreement with Oxnard Village Investments, LLC for the redevelopment of the Wagon Wheel project area.

DISCUSSION: The Development Services Director requested a negotiation team be created to begin the discussion process of the Wagon Wheel development.

Bert Perello, notification of neighborhood and school fees.

Barbara Macri-Ortiz, pre-mature to start negotiations without an Environmental Impact Report (EIR).

Trisha Munro, EIR and park size.

Pat Brown, traffic, school site, EIR.

Stephen Schafer, requested possible re-use of the Wheel Wagon Hotel due to historical significance.

The City Council commented: (1) re-location process; (2) time-line of the negotiation process; (3) traffic; (4) infrastructure, (5) Regional Housing Needs Assessment Allocation (RHNA) numbers, and (6) approval (of this item) would not be approving any development plan.

ACTION: Approved as recommended. (Maulhardt/Zaragoza) Ayes: Herrera, Zaragoza, Flynn, Holden, and Maulhardt.

RECESS

At 10:18 p.m., the City Council recessed and at 10:29 p.m., the City Council reconvened.

O. REPORTS

Development Services Department

- 2. SUBJECT: Pre-Application Review of a Proposal for the Development of 60 Townhomes and a Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing On-Site at the 5701-5721 and 5637-5693 Cypress Road, Filed by Patrick McCarthy. (047)

RECOMMENDATION: That City Council review and provide preliminary comments on a proposal to develop the 4.93-acre site with 60 market rate condominium units, located at 5701-5721 and 5637-5693 Cypress Road.

DISCUSSION: The Development Services Director outlined the proposed project and request of developer to pay in-lieu fees, and zone change. .

Mr. Pat McCarty reviewed past history of McCarty Construction Company, other housing, park site, and moving forward to meet with neighborhood council.

Shirley Godwin, concerns regarding waiving in-lieu fees.

Sylvia Preston, notification of neighborhood.

Trisha Munro, work-force housing.

Barbara Macri-Ortiz, view of building affordable housing.

The City Council commented on: density; affordable aspect of the development; and in-lieu fees.

ACTION: The City Council provided comments and directions to staff.

COMMUNITY DEVELOPMENT

At 11:14 p.m. the joint meetings with the Community Development Commission concluded.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

City Manager's Office

- 1. SUBJECT: Fiscal Year (FY) 2007-08 – FY 2011-12 Six-Year General Fund Financial Forecast. (061)

RECOMMENDATION: Consider a report on the Six-Year General Fund Financial Forecast and provide direction to staff concerning the preparation of the FY 2007-08 and FY 2008-09 Operating Budget.

ACTION: The City Council concurred to continue.

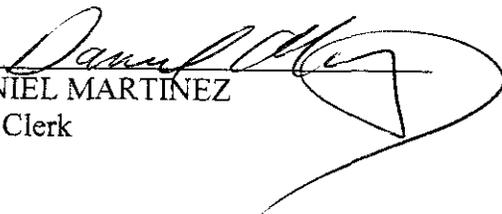
Development Services Department

2. SUBJECT: Pre-Application Review of a Proposal for the Development of 542 Seniors Mixed Income Rental Units at the Former Home Depot site and 4.6 Acres of Proposed Annexed Land, Filed by D2 Development, Inc. (063)
RECOMMENDATION: Review and provide preliminary comments on a proposal to develop the former 11.37 acre Home Depot site and to annex a total of 4.6 acres for construction of 542 senior mixed use income rental units with a cultural arts/learning center, located at 2600 North Vineyard Avenue, and 2557 and 2571 Cortez Street.
ACTION: The City Council concurred to continue.

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 11:14 p.m. the City Council concurred to adjourn the meeting.



DANIEL MARTINEZ
City Clerk



DR. THOMAS E. HOLDEN
Mayor