

MINUTES

OXNARD CITY COUNCIL Regular Meeting October 14, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:12 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, Andres Herrera, 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.

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, followed by a moment of silence for Sal Godoy. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Alan Holmberg, Interim City Attorney; Ken Ortega, Public Works Director; Matthew Winegar, Development Services Director; Curtis P. Cannon, Community Development Director; Ernest Whitaker, Interim Housing Director; Norma Owens, Grants Manager; Tom Clock, Systems Administrator; Chris Williamson, Senior Planner; and Jason Samonte, Traffic Engineer.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following individuals support Measure V: William Terry; Bert Perello; and Richard Francis.

The following individuals support Measure V and oppose Measure O: Jean Jonson; Ventura Fernandez; Joe Avelar, Inter-Neighborhood Council Chairman (vote of Inter-Neighborhood Council); and Dennis Ralph.

Edward Castillo, neither for or against Measure V.

Courtney Abbott, invited the public to Santa Clara Elementary School carnival on October 19.

John Korsten, safety on school grounds and loss of vehicles from personal residence.

Edgar Mohorko, caution the use of words during election campaign season, support for Measure O and opposition to Measure V.

Martin Jones, appraisal of Colonial House (Roderick and A Street) site and Sports Park (Gonzales Road and Oxnard Boulevard) site.

The following individuals opposed Measure V: Gary Stiles; Rick Conrad; and Ron Powers.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Bert Perello questioned the bid process (I-5). The Public Works Director reviewed the requested amendment work as scope of work and post work assignments.

Barbara Dubkin questioned the continued building of houses.

I. INFORMATION/CONSENT AGENDA

City Manager Department

1. SUBJECT: Purchase Order for Computers and Peripheral Equipment. (001)
RECOMMENDATION: Approve and authorize the Mayor to sign a Blanket Purchase Order/Change Order with Compuwave in an amount not to exceed \$600,000 for purchases of computers and peripheral equipment throughout the 2008-2009 fiscal year.
DISCUSSION: The Systems Administrator reviewed the need to purchase computer equipment, old computers being donated to the Recycling Center and no wireless development.

Development Services Department

2. SUBJECT: Two Special Service Easement Deeds and Agreements with D.R. Horton Los Angeles Holding Company. (005)
RECOMMENDATION: Approve and authorize the Mayor to execute two special service easement deeds and agreements with D.R. Horton Los Angeles Holding Company (**D-4303**) to allow private electrical lines, electrical panels, and electrical meters to be located within two City owned landscape lots within Tract No. 5266, located on the southwest corner of Wooley Road and Victoria Avenue.

Housing Department

3. SUBJECT: Affordable Housing and Loan Agreement with Cabrillo Economic Development Corporation (CEDC). (017)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute an Affordable Housing and Loan Agreement with CEDC (**A-7098**) providing gap financing in the amount of \$1,300,000 for the development of 43 affordable apartments at 457 West Gonzales Road; and (2) Approve the appropriation of funds in the amount of \$1,300,000 from the Affordable Rental Housing Trust Fund.
4. SUBJECT: Development Fee Deferrals for Paseo De Luz and Camino Gonzalez Affordable Housing Projects (023).
RECOMMENDATION: Approve and authorize the Mayor to execute an agreement with Cabrillo Economic Development Corporation (**A-7110**) for the deferral of approximately \$1.2 million of development fees for Paseo De Luz and Camino Gonzalez affordable housing projects at 457 West Gonzalez Road.

Public Works Department

5. SUBJECT: Second Amendment to Agreement with Kennedy/Jenks Consultants for Blending Station No. 1 Chemical Building No. 3 (Fluoridation and Orthophosphate) Project Located at 251 South Hayes Avenue. (027)

RECOMMENDATION: Approve and authorize the Mayor to execute the Second Amendment to the Agreement with Kennedy/Jenks Consultants (A-6869) to increase the amount by \$476,528 for a total of \$859,380 for the final and post-design services during the construction of the Blending Station No. 1 Chemical Building No. 3 Project and extend the contract expiration date to May 31, 2010.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

City Manager Department

1. SUBJECT: Executed Contracts. (039)
ACTION: No items reported.

K. INFORMATION/CONSENT PUBLIC HEARINGS

Development Services Department

1. SUBJECT: PZ 08-670-03 Development Agreement for Approximately 4.23 Acres According to the RiverPark Specific Plan, Located Southwesterly of the Intersection of North Ventura Road and Town Center Drive, Within the RiverPark Specific Plan Area.
RECOMMENDATION: Continue to October 21, 2008.

Housing Department

2. SUBJECT: Development Agreement for Las Cortes Project, East of Rose Avenue, South of Camino Del Sol, West of Marquita Street, North of 3rd Street.
RECOMMENDATION: Continue to October 21, 2008.

INFORMATION/CONSENT ACTION: Approved as recommended. (Holden/Herrera).
Unanimously.

L. PUBLIC HEARINGS

Mayor Holden opened the public hearing. The City Clerk reported on publication and that there were no written communications received.

Finance Department

1. SUBJECT: Amendment to the 2008-2013 Consolidated Plan and the 2008-2009 Annual Action Plan of the City of Oxnard. (041)
RECOMMENDATION: (1) Conduct a public hearing to approve the proposed amendment to the Consolidated Plan for the fiscal years 2008-2013 and the Annual Action Plan (Plan) for the fiscal year 2008-2009 by adding a Homebuyers Assistance activity to both the HOME Investment

Partnerships Grant Program with a budgeted amount of \$313,000, and the Community Development Block Grant Program with a budgeted amount of \$47,000; (2) Authorize the City Manager to submit the Plan Amendment to the U.S. Department of Housing and Urban Development for approval.

DISCUSSION: The Interim Housing Director and Grants Manager reviewed changes in the market and affects in the home market.

Larry Stein, past use of housing in-lieu fees.

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

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented: Operation Neighborhood Uplift clean-up event on Oct 18 at the Colonia neighbor; presentation of community Policing efforts to members the Panamanian Police Agencies; new playground at Oxnard Beach Park; Oxnard Kiwanis Firefighter of the Year event; and the paving of downtown streets in the evening.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

1. SUBJECT: Discussion of Purchase of an Approximate 2 Acre Site at Roderick and A Street and Purchase and Exchange Agreement Concerning Such Site and Approximately 21 Acres of Real Property at the Southeast Corner of Gonzalez Road and Oxnard Boulevard. (047)
DISCUSSION: The City Council discussed the process of purchasing of the Sports Park site and selling of former Colonial House site including the negotiation process, appraisal of the properties, and development of the site.

Jerry Lucero, improve of park site by having park sponsors.

The following individuals supported creating a sports park at the Gonzales Road site: Ralph Herrera, Sr.; Ralph Herrera, Jr.; Brent Jacques; Alberto Santana; Ernest Stein; and Gloria Postel, Parks and Recreation Commissioner.

The following individuals discussed the process of purchasing the park site: Luciano Ortiz; Rick Conrad; Martin Jones; Greg Runyon; Larry Stein; Daniel Lechliter; Pat Brown; Bert Perello; Edward Castillo; Mike Nerod; and Preston Davis.

Nancy Lindholm, discussion of this item only because of the upcoming election.

Patti Martinez, improve the former Colonial House site.

The City Manager and City Attorney reviewed the effective signature date of the documents as of March 20, 2007. The Assistant City Attorney reviewed the available of documents and the process in buying the property.

ACTION: The City Council provided comments.

RECESS

At 9:41 p.m., the City Council recessed and at 9:54 p.m., the City Council reconvened.

O. REPORTSDevelopment Services Department

1. SUBJECT: Traffic Mitigation Plan. (085)
RECOMMENDATION: Receive a report on the Traffic Mitigation Plan consisting of the draft 2030 General Plan Update Circulation Element, the Final General Plan Update Traffic Circulation Study, and the proposed Intelligent Transportation Systems Master Plan.
2. SUBJECT: Adoption of the Intelligent Transportation System (ITS) Master Plan. (089)
RECOMMENDATION: Approve and adopt the ITS Master Plan to manage and improve traffic.

DISCUSSION: The Development Services Director, Public Works Director, Senior Planner, Douglas Smith, Traffic Engineer, URS Corp., and Traffic Engineer reviewed the: 1) history of development of traffic model; 2) traffic counts; 3) traffic studies/circulation (General Plan); 4) levels of service using a national standard; 5) mitigation to improve traffic circulation; and 6) Intelligent Transportation System Master Plan. Steve Brown, Gold Coast Transit, bus system improvements and supported a transportation system master plan.

Edgar A. Mohorko, need for more bike racks on buses and funding needed.

Larry Stein, traffic circulation during the whole week including weekends.

Pat Brown, needed changes in traffic circulation in keep traffic moving.

Ernest Stein, twenty year traffic build-out plan.

Eileen Tracy, improvement adjustments needed at Five Points intersection by adding longer left turns.

Tom Cady, recent improvements at traffic intersections have reduce service level time.

The City Council discussed: financing issues, traffic circulation, seeing a current working traffic demonstration, and having a complete plan from start to finish.

ACTION: Approved as recommended (O-1 and O-2). (Maulhardt/Holden). Ayes: Flynn, Holden, Maulhardt, Herrera, and Zaragoza.

P. PUBLIC COMMENTS ON REPORTSQ. APPOINTMENT ITEMSR. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The following individuals opposed Measure V: Greg Runyon and Tom Cady.

Nancy Pederson thanked participants in judging the naming of the (Ormond Beach) pond contest and other who helped in the process.

Barbara Dubkin, opposed Measure O and supported having family facilities such as ice skating rink, roller rink or bowling alleys.

Harold Ceja, Councilmembers were not working together as a team.

Luciano Ortiz, upcoming candidate forum at Brekky Elementary School and support of Measure V.

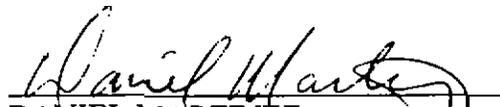
Ernest Stein, duties as Grand Juror, community improvements and public use of City parks/Seabridge amphitheater.

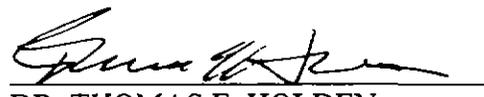
Daniel Lechliter, campaign signage, street improvements before elections and downtown theatre.

Larry Stein, communications between City emergency services and the public.

T. ADJOURNMENT

At 12:04 a.m. the City Council concurred to adjourn the meeting.


DANIEL MARTINEZ
City Clerk


DR. THOMAS E. HOLDEN
Mayor

Jerry Lucero, improve of park site my having sponsors.

The following individuals supported creating a sports park at the Gonzales Road site: Ralph Herrera, Sr.; Ralph Herrera, Jr.; Brent Jacques; Alberto Santana; Ernest Stein; and Gloria Postel, Parks and Recreation Commissioner.

Luciano Ortiz, the process to buy the park site. The City Manager and City Attorney reviewed the effective signature date of the documents as of March 20, 2007.

Nancy Lindholm, discussion of this item only because of the upcoming election.

Rick Conrad, process of buying and selling property.

Martin Jones, questioned the date of documents.

Greg Runyon, the best efforts by the City Council to buy the property to create a park.

Larry Stein, price of property related to location of property and need of a transparent policy of buying property.

Daniel Lechlitter, need to review the purchase of the sport park by Councilmembers.

Patti Martinez, need to development the former Colonial House (Roderick and A Street) site.

Pat Brown, negotiation of buying and selling property and buying the former Skyview Theater property.

Bert Perello, option to buy Sport Park property.

Ed Castillo, process of buying property and cost.

Mike Nerod, increase in the value of property due to possible future development.

Preston Davis, investigation of document date and need for appraisal of properties.

The Assistant City Attorney reviewed the available of documents and the process in buying the property.