

MINUTES

OXNARD CITY COUNCIL Regular Meeting April 26, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:03 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers, concurrently with the Oxnard Community Development Commission. Councilmembers Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn and Carmen Ramirez were present. The Deputy 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; Alan Holmberg, City Attorney; Jason Benites, Assistant Police Chief; Grace Magistrale Hoffman, Deputy City Manager; Michelle Tellez, Human Resources Director; James Cameron, Chief Financial Officer, Curtis Cannon, Community Development Director; Barbara Murray, Library Director; Matthew Winegar, Development Services Director; William Wilkins, Housing Director; Danielle Navas, City Treasurer; Michael Henderson, Maintenance Services Manager; Rob Roshanian, Development Services Manager; Kymberly Horner, Interim Redevelopment Services Manager; Martin Erickson, Special Assistant to the City Manager; Effren Gore, Youth Training Manager; and Lyn Bennett, Deputy City Clerk.

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 Daniel Martinez, City Clerk, followed by a moment of silence.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Resolution to David Keith for Over Twenty-Five Years of Exemplary Service to the City of Oxnard.

ACTION: Approve **Resolution No. 13,962** (Holden/MacDonald) Unanimously.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Miguel Espinosa, William Terry, Larry Godwin, Shirley Godwin, Ed Ellis, Edgar Mohorko, Jerry Lucero, Armando Vasquez, Trisha Munro, Heather Behrens, Larry Stein, Bert Perello, Larry Bell.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Manager

1. SUBJECT: Agreements for City Council Review. (003)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments.

City Treasurer

2. SUBJECT: Quarterly Investment Report for the Third Quarter F/Y 2010-2011. (005)
RECOMMENDATION: Accept Report.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.
(Holden/MacDonald) Ayes: Holden, Pinkard, MacDonald, Flynn, and Ramirez.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

Finance Department

1. SUBJECT: Monthly Budget Status Report for the Period Ending March 31, 2011. (011)
ACTION: Received and filed.

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS.

M. REPORT OF CITY MANAGER

N. CITY COUNCIL

O. REPORTS

Community Development Department

1. SUBJECT: Loan Agreement by and Between the City of Oxnard and Pacific West Communities, for the Development of the Colonial House Located at the Southwest Corner of Oxnard Boulevard and Roderick.
RECOMMENDATION: 1) Authorize the Mayor to execute the Colonial House Mixed Use Project Loan Agreement in substantially the form presented in Attachment #1, with such non-substantive changes as may be approved by the City Attorney, and direct the Community Development Director (or designee) to execute a Local Financing Commitment Letter, evidencing the City's approval for benefit of obtaining tax credits, in a form acceptable to the City Attorney; 2) Approve the appropriation of funds, and expressly limit the City's obligation, to the total amount of \$4,200,000 from the Low and Moderate Income Housing Fund ("LMIHF") for the development and construction of 44 affordable housing units as part of the Colonial House mixed-use project encompassing 14,538 square feet of commercial space and parking

facilities; 3) Authorize the City Manager, the Executive Director, Community Development Director (or designees), with approval from the City Attorney or the General Counsel on behalf of the Commission, to prepare, revise and sign all documents necessary and appropriate to carry out and implement the Colonial House Mixed Use Project Loan Agreement, and to administer the City’s obligations, responsibilities and duties pursuant to those documents; and 4) Authorize the Chief Financial Officer to establish necessary accounts and budgets in accordance with these recommendations.

DISCUSSION: The Community Development Director, City Attorney and Housing Director briefly commented on the proposed project including financing, legal issues and Pilot fees. Caleb Roope, Pacific West Communities, explained the development of the mix-use space, administrative fees and property appraisal.

Larry Stein, Bert Perello, Barbara Macri-Ortiz, Pat Brown.

The Council discussed: financing, property appraisal, and affordable housing set-a-side funding.

ACTION: Approved as recommended. (MacDonald/Pinkard). Ayes: Holden, Pinkard and MacDonald. Noes: Flynn and Ramirez.

Q. APPOINTMENT ITEMS

City Manager Department

- 1. SUBJECT: Adoption of the Action Plan for the Strategic Action Framework for Empowered and Thriving Youth (SAFETY) Blueprint.
RECOMMENDATION: Adopt the Action Plan for the Strategic Action Framework for Empowered and Thriving Youth (SAFETY) Blueprint developed by the Oxnard Alliance for Community Strength.
DISCUSSION: The Deputy City Manager outlined the history of the SAFETY Blueprint and update of current activities.
ACTION: Approved as recommended. (Holden/Pinkard). Unanimously.

P. REPORTS

Community Development Department

- 2. SUBJECT: Second Amendment to Affordable Housing Loan Agreement and Memorandum of Understanding Regarding Lot 17A (collectively the “MOU”) and Sonata Apartments Acquisition, Predevelopment and Permanent Loan Agreement (“Sonata Loan Agreement”).
RECOMMENDATION: 1) Approve and authorize the Mayor as to the MOU, to execute the MOU and Sonata Loan Agreement, in substantially the form presented in Attachments #1 and #2, with such non-substantive changes as may be approved by the City Attorney, and direct the Community Development Director (or designee) to execute a Local Financing Commitment Letter, evidencing the City’s approval for benefit of obtaining tax credits, in a form acceptable to the City Attorney; 2) Re-Authorize the previous appropriation of funds and expressly limit the

City's obligation to the total amount of \$3,000,000 from the Low and Moderate Income Housing Fund ("LMIHF") for the development and construction of 53 affordable housing involving Lots 3, 11, 12, 16 and 17 of Districts A and D of the RiverPark Specific Plan within the HERO Redevelopment Project; 3) Authorize the City Manager and Community Development Director (or designees), with approval from the City Attorney, and the Executive Director and Community Development Director, with approval from General Counsel on behalf of the Commission to prepare, revise and sign all documents necessary and appropriate to carry out and implement the MOU and Sonata Loan Agreement, and to administer the City's obligations, responsibilities and duties pursuant to those documents; and 4) Authorize the Chief Financial Officer to establish necessary accounts and budgets in accordance with these recommendations.

DISCUSSION: The Community Development Director reviewed the proposed project including funding, tax credits, and use of set-a-set funds.

Comments received from Bert Perello, Pat Brown

ACTION: Approved as recommended with direction for community outreach. (Pinkard/Holden). Ayes: Holden, Pinkard, and MacDonald, and Ramirez. Noes: Flynn

Q. PUBLIC COMMENTS ON REPORTS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

COMMUNITY DEVELOPMENT COMMISSION

At 10:34 p.m. the joint meetings with the Community Development Commission concluded.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

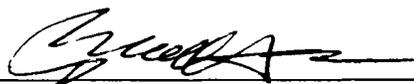
Pat Brown, and Woodrow Thomas.

T. ADJOURNMENT

At 10:40 p.m. the City Council concurred to adjourn the meeting.



 LYN BENNETT
 Deputy City Clerk



 DR. THOMAS E. HOLDEN
 Mayor