



Meeting Date: 02/13/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Maureen Hooper <sup>HH</sup> Redevelopment Project Manager Agenda Item No. I-2  
 Reviewed By: City Manager SMH City Attorney PA Finance SW Public Works KW

DATE: February 7, 2007

TO: City Council  
Community Development Commission

FROM: Curtis P. Cannon, Director  
Community Development Department

Ken Ortega, Director of Public Works  
Public Works Department

**SUBJECT: Project Specifications for Phase II Improvements to Parking Lots and Alleys, located between Fifth Street, Wooley Road, Oxnard Boulevard, and the Railroad Crossing East of Meta Street**

**RECOMMENDATION**

That City Council:

1. Approve Project Specification No. PW07-14 Downtown Parking Lots, Alleys, & Lighting Phase II for pavement improvements of two parking lots, five sections of alleys, and lighting in the Downtown area between Fifth Street, Wooley Road, Oxnard Boulevard, and the Railroad Crossing East of Meta Street.
2. Adopt a resolution consenting to the payment of certain costs related to certain public improvements in the merged Downtown Renewal (R-108) and Central City Revitalization Project Area (CCRP) by the Oxnard Community Development Commission and making certain determinations and findings pursuant to Health and Safety Code Section 33445. (Project Specification No. PW07-14 Downtown Parking Lots, Alleys, & Lighting Phase II)

That the Community Development Commission adopt a resolution agreeing to pay certain costs related to certain public improvements in the merged Downtown Renewal (R-108) and Central City Revitalization Project Area (CCRP) and making certain determinations and findings pursuant to Health and Safety Code Section 33445. (Project Specification No. PW07-14 Downtown Parking Lots, Alleys, & Lighting Phase II)

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## **DISCUSSION**

The specific work in this project includes the furnishing of all material, tools, equipment, and labor required to: (1) improve lighting on sidewalks, public parking lots, and alleys, and (2) perform rehabilitation and improvement work on certain streets, parking lots, and alleys included in Phase II of the Downtown Lighting, Parking Lot and Alley Improvement Project (Public Improvements). The lighting improvements will include the replacement of existing sidewalk lighting with Nostalgic ("Acorn") light poles and fixtures, and the enhancement of lighting in public parking lots and alleys. The parking lot work will include dig outs, slurry sealing, and asphalt overlaying. The alley work will include mill and fill, removal and replacement of pavement, addition of Portland cement concrete swales as necessary to improve drainage, and placement of parking control markings in the parking lots. This is Phase II of the Downtown Parking Lots and Alley Improvements Project. Phase I, which included the area between Third Street, Ninth Street, Oxnard Boulevard, and "C" Street, was completed in 2004.

Since there are no other reasonable means available to the City to fully finance the Public Improvements, the Commission proposes to pay part of the cost of the installation and construction of the Public Improvements using tax increment generated by the Downtown (R-108) and Central City Revitalization Project (CCRP) merged Project Area.

## **FINANCIAL IMPACT**

The project cost estimate is \$862,841. Funds from the following sources - Community Development Block Grant (CDBG), Downtown Tax Increment, Capital Outlay Funds, and Downtown Bond Proceeds - are available in Projects No. 003106, No. 018201 and No. 048207.

Attachment #1 – Capital Improvement Project Estimate

Attachment #2 – City Council Resolution

Attachment #3 – Oxnard Community Development Commission Resolution

Note: Plans and specifications can be reviewed at 1060 Pacific Avenue, Building #2, after 8:00 a.m., on Thursday prior to the City Council meeting.

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**CITY OF OXNARD  
CAPITAL IMPROVEMENT PROJECT ESTIMATE**

Project Title: Downtown Lighting, Parking Lot & Alley Imp. -Phase II Specification No: PW07-14  
285-0911-827 / 401-9911-827 018201  
 Account No: 431-8236-827 Project No. 048207 Project Manager: Raymond Williams  
285-9542-826 003106

	Original Estimate Amount	Revised Estimate Amount	Actual Cost
<b>I. EXTERNAL SERVICES</b>			
A. Architectural/ Engineering (8201)			
1. Preliminary Feasibility			
2. Design or Construction	\$38,725		
3. Specification/Cost Estimate	\$20,950		
B. Planning/EIR Services (8206)			
C. Real Estate Services (8207)			
D. Construction Services (8208)			
1. Surveys	\$18,479		
2. Soils Analysis			
3. Inspection			
4. Testing			
5. Atlas Fees			
6. Plans and Records			
7. Misc. (postage, reproductions, etc.)			
<i>Total External Services</i>	\$78,154		
<b>II. INTERNAL SERVICES</b>			
A. Design Engineering (8451)			
B. Inspection (8451)	\$17,257		
C. Survey (8451)	\$8,628		
D. Contract Administration (8451)	\$4,314		
E. Contract Procurement (8451)*	\$4,000	\$4,000	\$4,000
<i>Total Internal Services</i>	\$34,199	\$4,000	\$4,000
<b>III. CONSTRUCTION/ACQUISITION</b>			
<small>Funding for items in this section must be in place before contract is awarded</small>			
A. Land, Easements and Rights-of-Way (8601)			
B. Buildings:			
8602-New			
8603-Major Repair			
C. Improvements other than Buildings			
8604-New			
8605-Major Repair	\$862,841		
D. Machinery/Equipment (8606/8607)			
<i>Total Construction/Acquisition</i>	\$862,841		
<b>IV. OTHER PROJECT COSTS:</b>			
A. Project Contingencies (8802)	\$129,426		
B. CIP Indirect Cost (2% of total project costs)	\$19,241		
<i>Total Other Costs</i>	\$148,668		
<b>Project Total</b>	<b>\$1,123,862</b>	<b>\$4,000</b>	<b>\$4,000</b>
Total Appropriation	\$1,123,862		
Less: Encumbrances & Expenditures	\$78,154		
Balance Available	\$1,045,708		

**\*NOTICE**  
 Approval of this estimate authorizes the transfer of the amount shown in item II-E from the project listed above to Public Works Contract Procurement Account No. 101-3201-553-7337, when bid solicitation services begin.

Prepared by: Raymond Williams

Date: February 2, 2007

Approved by: 

Date: 2/2/07

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**ATTACHMENT**

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CITY OF OXNARD, CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA, CONSENTING TO THE PAYMENT OF CERTAIN COSTS RELATED TO CERTAIN PUBLIC IMPROVEMENTS IN THE MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION PROJECT AREA BY THE OXNARD COMMUNITY DEVELOPMENT COMMISSION AND MAKING CERTAIN DETERMINATIONS AND FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445

(Project Specification No. PW07-14 Downtown Parking Lots, Alleys, & Lighting Phase II)

WHEREAS, the Oxnard Community Development Commission ("Commission") is engaged in activities necessary to implement the Redevelopment Plan ("Plan") for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area (the "Project Area");

WHEREAS, the Commission has adopted a Five Year Implementation Plan for the Project Area in accordance with Section 33490 of the California Community Redevelopment Law (Health and Safety Code 33000 *et seq.*) ("CRL") (the "Implementation Plan");

WHEREAS, pursuant to Section 33445(a) of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) ("CRL"), the Commission may, with the consent of the City Council ("City Council") of the City of Oxnard ("City"), pay all or part of the value of the land for and the cost of the installation and construction of any facility, structure, or other improvement which is publicly owned either within or outside a project area, if the City Council makes certain determinations;

WHEREAS, the Commission desires to pay part of the cost of the installation and construction of certain improvements to two parking lots, five sections of alleys, and lighting located in the Project Area between Fifth Street, Wooley Road, Oxnard Boulevard, and Meta Street (collectively, the "Public Improvements");

WHEREAS, it is in the best interests of the City and for the common benefit of residents, employees, business tenants, and property owners within the Project Area and the City as a whole for the Public Improvements to be installed and constructed;

WHEREAS, since there are no other reasonable means available to the City to fully finance the Public Improvements, the Commission proposes to pay part of the cost of the installation and construction of the Public Improvements;

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WHEREAS, the Commission's agreement to pay part of the cost of the installation and construction of the Public Improvements constitutes an indebtedness of the Commission for the purpose of carrying out the redevelopment for the Project Area;

WHEREAS, the Public Improvements are of benefit to the Project Area and the immediate neighborhood in which the Public Improvements are located; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Oxnard, California hereby resolves as follows:

1. The City Council hereby finds and determines that all recitals set forth in this resolution are true and correct and incorporated herein in full by this reference.
2. Based on substantial evidence in the record, the City Council hereby finds and determines that:
  - a. The Public Improvements are of benefit to the Project Area and the immediate neighborhood in which the Public Improvements are located. This determination is based, in part, on the fact that the Public Improvements are in the best interests of the City and the health, safety, morals and welfare of its taxpayers, employees, business tenants, property owners, and residents. In addition, two enumerated goals for the Project Area identified in the Redevelopment Plan are: (1) to strengthen the economic base of the Project Area by redevelopment and rehabilitation of structures and the installation of needed improvements, and (2) to eliminate or mitigate certain environmental deficiencies such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utility-deficiencies that adversely affect the Project Area. Moreover, the Implementation Plan provides a Public Facilities program which includes urban design improvements, public utilities, and street construction. As part of that program urban design improvements focus on enhancing the visual and pedestrian environment within public right-of-way that serves the Project Area including curbs, street lights, public spaces, landscaping, and street furniture, and street construction encompasses a wide variety of vehicular and pedestrian improvements to improve access and safety, expand parking capacity, and enhance the overall functionality of public rights-of-way. The Public Improvements also fall within the list of public facility 5 year priorities set forth in Table 9 of the Implementation Plan. Furthermore, as described in the Implementation Plan, activities grouped under the Public Facilities program are designed to enhance the physical image of public spaces and rectify public improvement deficiencies. The relationship between specific activities and blight elimination in the Project Area is summarized in Table 11 of the Implementation Plan.

Accordingly, the Public Improvements assist in obtaining the goals listed in the Redevelopment Plan, are consistent with the Implementation Plan and will assist in the elimination of one or more blighting conditions in the Project Area.

- b. No other reasonable means of financing the Public Improvements are available to the City. This determination is based, in part, on the fact that the City itself is not in a position to fully finance the Public Improvements. The City is having difficulty fully assuming the costs of anticipated and needed public capital improvements. Without the assistance of tax increment funding from the Project Area, capital improvements in other parts of the City would have to be deferred or eliminated in order to fund the Public Improvements. Given the constraints on financing sources which are under the direction of the City, all anticipated and needed public capital improvements cannot be completed using only City funds. It is clear that there must be a combination of tax increment and non-tax increment funding.
  - c. The payment of funds by the Commission for costs related to the Public Improvements will assist in the elimination of one or more blighting conditions within the Project Area and is consistent with the Implementation Plan for the Project Area. This determination is based, in part, on the information contained in paragraph a., above.
3. The City Council hereby consents to the payment of part of the cost of the installation and construction of the Public Improvements by the Commission. The obligations of the Commission shall constitute an indebtedness of the Commission for the purpose of carrying out the Redevelopment Plan for the Project Area.
  4. The Mayor or City Manager (or his or her respective designee) is authorized to take any action and execute any and all documents and agreements necessary to implement this Resolution.
  5. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CITY OF OXNARD

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

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ATTACHMENT 2  
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OXNARD COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION AGREEING TO PAY CERTAIN COSTS RELATED TO CERTAIN PUBLIC IMPROVEMENTS IN THE MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION PROJECT AREA AND MAKING CERTAIN DETERMINATIONS AND FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445 (Project Specification No. PW07-14 Downtown Parking Lots, Alleys, & Lighting Phase II)

WHEREAS, the Oxnard Community Development Commission ("Commission") is engaged in activities necessary to implement the Redevelopment Plan ("Plan") for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area (the "Project Area");

WHEREAS, the Commission has adopted a Five Year Implementation Plan for the Project Area in accordance with Section 33490 of the California Community Redevelopment Law (Health and Safety Code 33000 *et seq.*) ("CRL") (the "Implementation Plan");

WHEREAS, pursuant to Section 33445(a) of the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*) ("CRL"), the Commission may, with the consent of the City Council ("City Council") of the City of Oxnard ("City"), pay all or part of the value of the land for and the cost of the installation and construction of any facility, structure, or other improvement which is publicly owned either within or outside a project area, if the City Council makes certain determinations;

WHEREAS, the Commission desires to pay part of the cost of the installation and construction of certain improvements to two parking lots, five sections of alleys, and lighting located in the Project Area between Fifth Street, Wooley Road, Oxnard Boulevard, and Meta Street (collectively, the "Public Improvements");

WHEREAS, it is in the best interests of the City and for the common benefit of residents, employees, business tenants, and property owners within the Project Area and the City as a whole for the Public Improvements to be installed and constructed;

WHEREAS, since there are no other reasonable means available to the City to fully finance the Public Improvements, the Commission proposes to pay part of the cost of the installation and construction of the Public Improvements;

WHEREAS, the Commission's agreement to pay part of the cost of the installation and construction of the Public Improvements constitutes an indebtedness of the Commission for the purpose of carrying out the redevelopment for the Project Area;

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WHEREAS, the Public Improvements are of benefit to the Project Area and the immediate neighborhood in which the Public Improvements are located; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Oxnard Community Development Commission hereby resolves as follows:

1. The Commission hereby finds and determines that all recitals set forth in this resolution are true and correct and incorporated herein in full by this reference.

2. Based on substantial evidence in the record, the Commission hereby finds and determines that:

- a. The Public Improvements are of benefit to the Project Area and the immediate neighborhood in which the Public Improvements are located. This determination is based, in part, on the fact that the Public Improvements are in the best interests of the City and the health, safety, morals, and welfare of its taxpayers, employees, business tenants, property owners, and residents. In addition, two enumerated goals for the Project Area identified in the Redevelopment Plan are: (1) to strengthen the economic base of the Project Area by redevelopment and rehabilitation of structures and the installation of needed improvements, and (2) to eliminate or mitigate certain environmental deficiencies such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utility-deficiencies that adversely affect the Project Area. Moreover, the Implementation Plan provides a Public Facilities program which includes urban design improvements, public utilities and street construction. As part of that program urban design improvements focus on enhancing the visual and pedestrian environment within public right-of-way that serves the Project Area including curbs, street lights, public spaces, landscaping, and street furniture, and street construction encompasses a wide variety of vehicular and pedestrian improvements to improve access and safety, expand parking capacity, and enhance the overall functionality of public rights-of-way. The Public Improvements also fall within the list of public facility 5 year priorities set forth in Table 9 of the Implementation Plan. Furthermore, as described in the Implementation Plan, activities grouped under the Public Facilities program are designed to enhance the physical image of public spaces and rectify public improvement deficiencies. The relationship between specific activities and blight elimination in the Project Area is summarized in Table 11 of the Implementation Plan. Accordingly, the Public Improvements assist in obtaining the goals listed in the Redevelopment Plan, are consistent with the Implementation Plan, and will assist in the elimination of one or more blighting conditions in the Project Area.

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- b. No other reasonable means of financing the Public Improvements are available to the City. This determination is based, in part, on the fact that the City itself is not in a position to fully finance the Public Improvements. The City is having difficulty fully assuming the costs of anticipated and needed public capital improvements. Without the assistance of tax increment funding from the Project Area, capital improvements in other parts of the City would have to be deferred or eliminated in order to fund the Public Improvements. Given the constraints on financing sources which are under the direction of the City, all anticipated and needed public capital improvements cannot be completed using only City funds. It is clear that there must be a combination of tax increment and non-tax increment funding.
- c. The payment of funds by the Commission for costs related to the Public Improvements will assist in the elimination of one or more blighting conditions within the Project Area and is consistent with the Implementation Plan for the Project Area. This determination is based, in part, on the information contained in paragraph a., above.
3. The Commission hereby agrees to pay part of the cost of the installation and construction of the Public Improvements as agreed upon and directed by the Commission Chairman or Commission Executive Director (or his or her respective designee). The obligations of the Commission pursuant to this Resolution shall constitute an indebtedness of the Commission for the purpose of carrying out the Redevelopment Plan for the Project Area.
4. The Commission Chairman or the Commission Executive Director (or his or her respective designee) is authorized to take any action and execute any and all documents and agreements necessary to implement this Resolution.
5. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

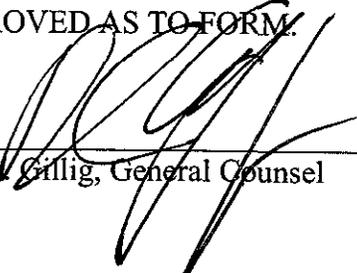
OXNARD COMMUNITY DEVELOPMENT  
COMMISSION

\_\_\_\_\_  
Dr. Thomas E. Holden, Chairman

ATTEST:

\_\_\_\_\_  
Daniel Martinez, Secretary Designate

APPROVED AS TO FORM.

  
\_\_\_\_\_  
Gary L. Gillig, General Counsel

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