

MINUTES

AGENDA ITEM NO. I-2

OXNARD CITY COUNCIL
Regular Meeting
May 6, 2008

A. ROLL CALL/POSTING OF AGENDA

At 6:03 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. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Gary L. Gillig, City Attorney; and Grace Magistrale Hoffman, Deputy City Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 6:04 p.m. the City Council recessed to a closed session pursuant to Government Code section 54956.9(a) to confer with its attorneys. The title and case number of the litigation being discussed is Affholder, Inc. v. City of Oxnard United States District Court, Case No. CV 07-06562 RGK (CWx).

At 7:02 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 7:11 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence for Eula Dora Schuss. Additional staff members present were: Matthew Winegar, Development Services Director; Lori Rice, Parks Manager; and Norma Owens, Grants Manager

E. CEREMONIAL CALENDAR

1. SUBJECT: Proclamation Designating the Month of May, 2008, as "Older Americans Month".

DISCUSSION: Pramond Gulati, Joyce Pinkard, and Donald Thibeault, Commissioners of the Senior Services Commission, commented on the participation of older residents in the events. Richard Arias, Recreation Coordinator, commented on the sponsoring of Senior Games events.

2. SUBJECT: Proclamation Designating the Month of May, 2008, as "Water Awareness Month".

DISCUSSION: Andy Zuniga, Water Conservation Program, announced water programs to reduce water use.

SUBJECT: Oxnard High School Academic Decathlon Team.

DISCUSSION: The City Council presented a proclamation recognizing the Oxnard High School Academic Decathlon Team regarding their accomplishments.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Jerry Lucero, establishment of a parking program in the Rio Lindo neighborhood.

Morey Navarro, parking problems of vehicles in the neighborhood bounded by Fifth Street, Rose Avenue, Wooley Road and Oxnard Boulevard.

Dale Dean, Boy Scouts programs and ethical values.

Soledad Trevino, facilities in Nyeland Acres area and Rio School District.

Nancy Lindholm, nomination for the community and business awards.

John Korsten, property lien.

Nancy Pedersen, students removing non-native plants.

Larry Stein, misstatements of City staff and use of sales tax (vehicle sales tax).

Joe O'Neill, the future use of Campus Park (former Oxnard High School) as a dog park.

Martin Jones, election of the municipal City Attorney position.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Larry Stein supported the sale of fireworks (I-8) in the community.

I. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Adoption of Ordinance Regarding Chief Financial Officer. (001)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2772** adding Section 2-175.5 Chief Financial Officer to the Oxnard City Code establishing that any and all references to the classifications of Director of Finance, Finance and Management Services Director, or Finance Director in the City Code, and any City resolutions, agreements, contracts, rules, regulations or procedures shall incorporate the classification and/or working title of Chief Financial Officer.

City Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of City Council for April 8 and 15, 2008. (005)
RECOMMENDATION: Approve.

City Manager Department

3. SUBJECT: Transfer of Parks Equipment Funding (PEF) to Capital Improvement Project Equipment Purchase Project. (015)
RECOMMENDATION: Approve the transfer of previously appropriated funds in the amount of \$187,000 from the General Services, Parks and Public Grounds account to the Parks Equipment Replacement Capital Outlay Fund for the purchase of parks equipment.
4. SUBJECT: License for Construction of Playground by the Boys and Girls Club at Southwest Community Park. (017)
RECOMMENDATION: Approve and authorize the Mayor to execute a license agreement (A-7043) with the Boys and Girls Club of Greater Oxnard and Port Hueneme providing for construction of a playground on approximately 2500 square feet of Southwest Community Park located at 1500 W. Fifth Street.
5. SUBJECT: Oxnard Beach Park Playground Equipment. (031)
RECOMMENDATION: Approve and authorize the Mayor to sign Purchase Order No. 003058 for the purchase and installation of the playground equipment pursuant to master purchasing Agreement No. 040377 for the installation of a new playground structure located at Oxnard Beach Park, 1601 So. Harbor Boulevard.

Development Services Department

6. SUBJECT: **Ordinance No. 2771** Regarding Planning and Zoning Permit No. 07-570-04 to Change the Zone District for Property Located on the Southwest Corner of Channel Islands Boulevard and Rose Avenue. (039)
RECOMMENDATION: Second reading and adoption.

Finance Department

7. SUBJECT: Resolution Commending Susan Winder for 20 years of outstanding service. (043)
RECOMMENDATION: Adopt **Resolution No. 13,410.**

Fire Department

8. SUBJECT: Ordinance Prohibiting the Sale, Offer to Sell, Use or Possession of Fireworks. (045).
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2773** adding Oxnard City Code Section 7-147.1 Fireworks prohibiting the sale, offer to sell, use or possession of fireworks.

Library Department

9. SUBJECT: Special Budget Appropriation for the "My Place" Library Grant. (049)
RECOMMENDATION: Recognize grant revenue from the California Council for the Humanities for the Oxnard Public Library and approve a special budget appropriation in the amount of \$1,000 for the "My Place" Library Grant.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGS

ACTION: Mayor Holden declared the public hearing open.

DISCUSSION: The City Clerk reported on posting, publication and that there were no written communications received.

Development Services Department

1. SUBJECT: Planning and Zoning Permit Nos. 07-500-12 (Special Use Permit) and 07-300-12 (Tentative Subdivision Map for Tract No. 5770 for Condominium Purposes) for the Adaptive Reuse of Existing Industrial Structures Located at 300 West Ninth Street (Commonly Known as the Press Courier Building) to Develop 46 Residential Condominiums and 6,000 sq. ft. of Office Space. (053)

RECOMMENDATION: (1) Adopt **Resolution No. 13,411** upholding the Planning Commission's approval of Planning and Zoning Permit No. 07-500-12 (special use permit), subject to the conditions set forth in Planning Commission Resolution No. 2008-24; and (2) Adopt **Resolution No. 13,412** approving Tentative Subdivision Map for Tract No. 5770 for condominium purposes (Planning and Zoning Permit No. 07-300-25), subject to the conditions set forth in Planning Commission Resolution No. 2008-25.

DISCUSSION: The Development Services Director reviewed the proposed parking spaces including visitor parking.

Horace Caldwell, questioned the use for visitor street parking on municipal streets.

Councilmembers commented on in-lieu fees.

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

L. PUBLIC HEARINGS

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

Finance Department

1. SUBJECT: Goals and Objectives Consideration for the Five Year FY 2008-2013 Consolidated Plan and FY 2008-2009 Annual Action Plan. (065)
RECOMMENDATION: Conduct a second public hearing to consider a report and public testimony and to provide direction to the Grants Manager regarding the specific priorities and measurable objectives to be addressed in the multi-year Consolidated Plan and the Annual Action Plan.
DISCUSSION: The Grants Manager reviewed the projected budget; a figure correction; past community uses and various projected uses.

The following individuals commented on the importance of the supporting various priorities/agencies, funding, goals and objectives of the Annual Action Plan including childcare and recreational facilities: Mary Anne Rooney; Gil Guevara (submitted letter from Jill Martinez); Lawrence Stein; Vanessa Padilla; Veronica Gonzales; Jesse Hernandez; Torry Pena; Bryanna Sullivan and Norma Skinner; Jose Andrade; Kristy Pollard; and Luann Rocha.

The Parks Manager reviewed the maintenance and scheduled revitalization of current community parks sites.

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

M. REPORT OF CITY MANAGER

The City Manager reported on the delivery of new trash cans; Bone Builders Program sponsored by RSVP on Aging; and a May 10 Library presentation by Mark Thompson.

N. CITY COUNCIL/BUSINESS/COMMITTEE REPORTS

Councilmember Herrera reviewed the many meetings and discussions held during the recent Washington D.C. visit.

1. SUBJECT: Presentation Concerning Quality of Life Issues Relating to the Condition of Oxnard Neighborhoods, Methods for Reinvigorating Oxnard Neighborhoods, Elimination of Overcrowding in Housing, Traffic Congestion, Attractiveness of Residences, and the Role of Neighborhood Councils in Achieving the City Council's Goals of Maintaining Safe, Clean and Attractive Neighborhoods. (Councilman Timothy B. Flynn)
DISCUSSION: Councilman Flynn made a presentation regarding quality of life issues.

Pat Brown, redevelopment of the area east of Oxnard Boulevard (bounded by Fifth Street and Wooley Road).

Larry Stein, increase code compliance personnel and documentation of police service calls.

The Councilmembers commented on the presentation, excellent work of staff, reduction of crime and stating this issue should be considered for the next City Council retreat.

ACTION: Council received the information and provided comments to staff.

- O. REPORTS
- P. PUBLIC COMMENTS ON REPORTS
- Q. APPOINTMENT ITEMS
- R. STUDY SESSION
- S. PUBLIC COMMENTS ON STUDY SESSION
- T. ADJOURNMENT

At 10:17 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
May 13, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:04 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Housing Authority. Councilmembers Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Mayor Thomas E. Holden was absent. The Assistant City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Pro Tem Maulhardt presided and called the meeting to order. Staff members present were: Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Gary L. Gillig, City Attorney; and Jill A. Beaty, Assistant City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance led by Councilman Flynn, followed by a moment of silence in honor of Joe Jansen, long-time downtown merchant. Additional staff members present were: Water Conservation/Outreach Coordinator; John Crombach, Police Chief; Ken Ortega, Public Works Director; Sal Gonzalez, Housing Director; Karl Lawson, Compliance Services Manager; and Michael Henderson, General Services Superintendent.

E. CEREMONIAL CALENDAR

1. SUBJECT: "Water Conservation Poster Contest Winners".

DISCUSSION: Dakota Corey, Water Conservation/Outreach Coordinator announced the monthly winners and slogan winner, April Fuentes, for her slogan: 'Don't Go with the Flow, Conserve H²O'.

2. SUBJECT: Proclamation Designating May 12-16 as "Law Enforcement Officers Memorial Week".

DISCUSSION: The Police Chief accepted the proclamation and announced Oxnard's Police Memorial Service on May 13, 2008.

3. SUBJECT: Proclamation Designating May 17-23, 2008, as "Safe Boating Week".

DISCUSSION: Accepted by Kenneth Grim, U. S. Coast Guard Auxilliary Division Staff Officer for Public Education, who announced safety courses and boat safety checks.

4. SUBJECT: Proclamation Designating May 18-24, 2008, as "Public Works Week".

DISCUSSION: Accepted by the Public Works Director who thanked the City Council members for their leadership and support.

At 7:28 p.m. The Mayor was present.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Nancy Pederson, Name that Pond Contest (Ormond Point).

John Korsten, property conservation issues.

Moses Mora, AB 702 and booking of 'Cannibal and the Headhunters' at Strawberry Festival.

M. Jones, environmental impacts from a Big League Dreams project.

Barbara Dubkin, opposition to half-cent sales tax initiative.

Larry Stein, lack of financial reporting and budget hearings.

Soledad Trevino, gratitude to Police Department at recent teachers' march.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The Mayor requested discussion on I-12.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Nancy Pederson, Chair, Cal Geisler Neighborhood; Joe Avelar, Chair, Lemonwood Neighborhood; and Pat Brown, Chair, 5 Points Northeast Neighborhood, support I-5.

Roger Books, Chief Steward, IUOE Local 501, thanked the Assistant City Manager, Acting Human Resources Director, and the Human Resources Manager for successful negotiations regarding the MOU (I-11).

Ed Ellis, suggested clearer wording of ordinance (I-5). The City Attorney responded that language is derived directly from State statute and should remain as is.

I. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Ordinance No. 2772 Regarding the Classification of Chief Financial Officer. (001)
RECOMMENDATION: Second reading and adoption.

City Manager Department

3. SUBJECT: Memorandum of Understanding Among the National League of Cities Institute, the National Council on Crime and Delinquency and the City of Oxnard. (011)
RECOMMENDATION: Approve and authorize the Mayor to sign the Memorandum of Understanding among the National League of Cities Institute, the National Council on Crime and Delinquency and the City of Oxnard (A-7055) formalizing the California Cities Gang Prevention Network.

4. SUBJECT: Gold Coast Transit (GCT) Fiscal Year 2008/09 Capital and Operating Budget.(017)
RECOMMENDATION: Support the GCT FY 2008/09 proposed capital and operating budget in an amount not to exceed \$4,154,439 for fixed route service, senior and disabled paratransit service, and the capital program.
5. SUBJECT: Prohibition of Possession of Alcohol in City Parks. (025)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2774** adding Oxnard City Code subsections 7-125(C), (D) and (E), prohibiting possession of alcohol in City parks.

Finance Department

6. SUBJECT: Fourth Amendment to Oxnard Shores Oxnard, California Agreement of Purchase and Sale (12 lots). (029)
RECOMMENDATION: Approve and authorize the Mayor to execute a "Fourth Amendment to Oxnard Shores, Oxnard, California Agreement of Purchase and Sale (12 lots)" (**A-6830**) pertaining to the sale of 12 lots located on Reef Way in the Oxnard Shores area to Elevar Seven, LLC.
7. SUBJECT: Sale of 1,278 Acres of Real Property Located at the Intersection of Peterson and Gun Club Road in Kern County. (035)
RECOMMENDATION: Approve and authorize the Mayor to execute an Agreement of Purchase and Sale between the City and Double D Land Company, a California limited liability company (Double D) (**A-7052**), providing for the sale to Double D of approximately 1,278 acres of real property located as set forth above for the purchase price of \$3,996,000.

Fire Department

8. SUBJECT: **Ordinance No. 2773** Regarding Prohibiting the Sale, Offer to Sell, Use or Possession of Fireworks. (037)
RECOMMENDATION: Second reading and adoption.
9. SUBJECT: Ordinance Regarding the Administration of the Certified Unified Program Agency. (039)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2775** adding Article XIII, sections 11-300 to 11-309; 11-315 to 11-317; 11-325 to 11-326; 11-335 to 11-340; 11-345 to 11-348; and 11-355 to 11-358 to the Oxnard City Code concerning the administration of the Certified Unified Program Agency.

Human Resources Department

10. SUBJECT: Recognition of Service Employees International Union (SEIU) Local 721; Agreement with SEIU Local 721 Establishing Conditions of Recognition. (049)
RECOMMENDATION: (1) Recognize SEIU Local 721 as the exclusive employee organization for employees occupying classifications in the Professional, Technical and Administrative Support Unit for matters concerning wages, hours and terms and conditions of employment; and (2) Approve and authorize the City Manager to execute an agreement between the City and SEIU Local 721 (**A-7050**) establishing conditions of recognition.

11. SUBJECT: Memorandum of Understanding with International Union of Operating Engineers (IUOE), Local 501. (055)
RECOMMENDATION: (1) Ratify a Memorandum of Understanding (MOU) between the City and the IUOE Local 501 commencing November 24, 2007, and expiring on November 23, 2008; (2) Adopt a **Resolution No. 13,413** implementing the MOU for IUOE (**A-7053**); and (3) Authorize the City Manager to transfer funds between accounts, in amounts to be determined, to implement the terms and conditions of the MOU.

INFORMATION/CONSENT AGENDA ACTION: Approved (Herrera/Zaragoza); Ayes: Flynn, Herrera, Holden, Maulhardt and Zaragoza. Noes: Flynn and Maulhardt on I-6 only.

Public Works Department

12. SUBJECT: First Amendment to Attorney Services Agreement with Hunt Ortmann Palffy Nieves Lubka Darling & Mah, Inc. for legal fees associated with the Affholder United States District Court Case No. CV 07-06562 RGK (CWx). (059)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute an Amendment to an Agreement with Hunt Ortmann Palffy Nieves Lubka Darling & Mah, Inc. (**4055-07-CA**) in an amount not to exceed \$950,000 for legal fees associated with the Affholder United States District Court Case No. CV 07-06562 RGK (CWx) (Affholder Case); and (2) Approve a special budget appropriation of \$350,000 from the Wastewater Collection Operating Reserve to the Wastewater Redwood Trunk Sewer Project for legal fees associated with the Affholder Case.
ACTION: Approved with change to contract amount to \$350,000, not \$950,000; (Holden/Maulhardt); Ayes: Holden, Maulhardt, Zaragoza, Flynn, and Herrera.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

City Manager Department

1. SUBJECT: Executed Contracts. (065)
ACTION: Received and filed.

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER

25th Annual Strawberry Festival May 17-18; voter registration; College Park Phase IA Dedication Ceremony on May 27; commencement of Phase III Downtown Lighting Improvement Project; Older Americans Month bike ride on May 17.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

Strawberry Festival with Clysedyle Budweiser Horses, free transit, appreciation to Strawberry Festival Board and staff members; Habitat for Humanity ceremony on Cooper Road to announce commencement of duplex development.

O. REPORTSHousing Department

3. SUBJECT: Housing Legislative Program for FY 2008-2009. (071)
RECOMMENDATION: (1) Support Proposition 99, the Homeowners Protection Act, and oppose Proposition 98, the California Property Owner & Farmland Protection Act; (2) Support State Bill AB 1111 which would authorize cities and counties to adopt ordinances prohibiting mobile home park owners from changing 55 years of age and over parks to all age parks; (3) Support federal appropriations of at least \$5.3 Billion for the Public Housing Operating Fund; (4) Support State Bill SB 900 which would eliminate a loophole in State law that allows mobile home park owners to convert one or more of park spaces to condominium ownership and avoid the application of local rent control on the remaining rental spaces; (5) Support federal appropriations of \$3.5 Billion for the Public Housing Capital Fund, with at least \$55 Million for the Resident Opportunity and Self-Sufficiency Program; (6) Support federal appropriations of at least \$15.4 Billion for the Tenant-Based Rental Assistance Program Housing Payments, \$1.54 Billion for Administrative Fees, \$72 Million for Family Self Sufficiency Coordinators, and full funding for the Tenant Protection Vouchers and Project Based Section 8 Program; (7) Support legislative and regulatory reform to the Section 8 Voucher Program that would allow the program to be administered more effectively; (8) Support federal appropriations of at least \$4.5 Billion in funding for the Community Development Block Grant (CDBG) Program Formula Grants; (9) Support federal appropriations of at least \$2.0 Billion for the HOME Program Formula Grants; (10) Support the National Housing Trust Fund Act and legislation providing funding for the Act; (11) Support federal appropriations of at least \$1.636 Billion for the Homeless Assistance Grants and legislation that allows for greater local flexibility in the administration of the Grants; and (12) Support federal legislation that addresses the mortgage foreclosure crisis by reforming the mortgage process, curbing predatory lending, and providing foreclosure mitigation assistance.
DISCUSSION: The Housing Director described the various propositions, state and federal bills and impacts on local government and Oxnard residents to support staff's recommendations. He discussed proposed reformations to methodology for award of CDBG funding and the importance of an accurate census.

Pat Brown opposes Proposition 98 and supports Proposition 99.

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

HOUSING AUTHORITY

At 8:32 the concurrent meeting with the Housing Authority concluded.

City Manager Department

2. SUBJECT: Development of Sports Park Site at 100 East Gonzalez Road. (069)
RECOMMENDATION: Consider a report and provide direction to the General Services Superintendent regarding development of the Sports Park site located at 100 East Gonzales Road, including methods to finance construction and operate the facility.

DISCUSSION: The Facilities Superintendent provided an overview of the site's history and current developments, including donation of grass by Southland Sod Farms, who is also performing clearing and weed removal. Landscape design and irrigation equipment have been donated by various local companies. He displayed various concepts for park layout and schedule of development.

The City Council discussed 1) public/private partnerships and private funding; 2) ongoing operating costs; 3) receiving an accounting of expenditures thus far and potential additional costs and staging of development; 4) safety in the perimeter; and 5) the benefits of a simple grass park. They expressed appreciation for those who have donated labor and equipment.

Archie Shum, AYSO Area Director, re AYSO commitment.

Ed Ellis and Barbara Dubkin want to take time to see specifics of AYSO agreement.

Luciano Ortiz, Chairman, West Village Neighborhood, wants to ensure participation by the neighborhoods.

ACTION: The City Council provided direction.

At 9:34 a.m. the Mayor was absent due to a potential conflict of interest. Vice Chairman Maulhardt presided.

- 1. SUBJECT: Status Report on Demolition of Old Oxnard High School Site. (067)
RECOMMENDATION: Consider a report on the status of the Old Oxnard High School Site Demolition Project located at 937 West Fifth Street and provide direction to the General Services Manager.

DISCUSSION: The Facilities Maintenance Superintendent (Superintendent) reported on the demolition costs and funding. He discussed 1) current uses of some structures; 2) limitations to development because of Federal Aviation Administration restrictions; and 3) staff's finding that rehabilitation of the pool is infeasible and costly. He presented various concepts and potential parking. The City Attorney suggested the FAA should be consulted prior to expending any monies toward rehabilitation or development of a pool.

Al Velasquez, Chairman, Fremont South Neighborhood Council, carefully consider reuse of building.

The City Council discussed alternate locations for the PAL and other entities; that staff return with an opinion on the feasibility of rehabilitating the pool and additional costs to level the property.

ACTION: The City Council provided direction.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 10:32 p.m. the City Council concurred to adjourn.

JILL A. BEATY
Assistant City Clerk

DR. THOMAS E. HOLDEN
Mayor

DEAN MAULHARDT
Mayor Pro Tem

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION Regular Meeting April 8, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:02 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. The Deputy Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Gary L. Gillig, General Counsel; Curtis Cannon, Community Development Director; Brian Pendleton, Redevelopment Services Manager; and Matthew Winegar, Development Services Director.

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, led by Bonnie Wiegel, Strawberry Festival Manager, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Pat Brown requested an explanation of I-2. The Redevelopment Services Manager reviewed financial aspects regarding the reimbursement requirements of the contract.

I. INFORMATION/CONSENT AGENDA

Community Development Department

2. SUBJECT: Reimbursement of Tax Increment Revenues to Select One Property Group L.L.C., in Accordance with the Second Amendment, Assignment, and Assumption of Disposition and Development Agreement by and between Community Development Commission, Select One Property Group, L.L.C., and Barry Carlisi. (009)
RECOMMENDATION: Approve a special budget appropriation to appropriate funds in the amount of \$21,756 to the Ormond Beach Project Area for reimbursement of a deposit provided by Select One Property Group L.L.C.
ACTION: Approved as recommended. (Zaragoza/Holden) Ayes: Maulhardt, Zaragoza, Herrera, Flynn and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
HOUSING AUTHORITY

At 8:11 p.m. the concurrent meeting with the Housing Authority concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

Development Service Department

- 1. SUBJECT: Meta District (053)

RECOMMENDATION: Consider a report and provide direction to staff on a proposed vision for the Meta District, defined as the area bound by Fifth Street to the north, Seventh Street to the south, Oxnard Boulevard to the west, and the alley adjacent to the Ventura County rail way to the east.

DISCUSSION: The Senior Planner outlined the location of City owned properties and community concerns including truck traffic, pedestrian safety, alley use and land use.

Pat Brown, concerns of traffic, pedestrian street crossing and bars/pool hall sites.

ACTION: The Commissioners provided comments to staff.

S. PUBLIC COMMENTS ON STUDY SESSION

CITY COUNCIL

At 9:12 p.m. the concurrent meeting with the City Council concluded.

T. ADJOURNMENT

At 9:12 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
April 15, 2008

A. ROLL CALL/POSTING OF AGENDA

At 6:02 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers. Commissioners Thomas E. Holden, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Vice Chairman Dean Maulhardt was absent. The Assistant Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Edmund Sotelo, Executive Director; Grace Magistrale Hoffman, Deputy Executive Director; Alan Holmberg, Assistant General Counsel; Curtis Cannon, Community Development Director; and Daniel Martinez, Secretary.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 6:04 p.m. the Community Development Commission recessed to a closed session, pursuant to Government Code section 54956.8, to give instructions to its negotiator, the Community Development Director, Curtis Cannon, regarding the price and terms of payment for the potential lease or sale by the Community Development Commission of property located at 740 South B Street (McGrath House) to La Dolce Vita di Mare Inc.

The Community Development Commission also recessed to a closed session, pursuant to Government Code Section 54956.8, to give instructions to its negotiators, Edmund F. Sotelo, Executive Director, and Curtis Cannon, Community Development Director, regarding the price and terms of payment for the potential purchase by the Community Development Commission of property located at 425 South "B" Street from Oxnard Plaza Associates, LLC.

D. OPENING CEREMONIES

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

- J. TRANSMITTAL OF INFORMATION ONLY ITEMS
- K. INFORMATION/CONSENT PUBLIC HEARINGS
- K. PUBLIC HEARINGS
- M. REPORT OF EXECUTIVE DIRECTOR
- N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
- O. REPORTS
- P. PUBLIC COMMENTS ON REPORTS
- Q. APPOINTMENT ITEMS
- R. STUDY SESSION
- S. PUBLIC COMMENTS ON STUDY SESSION
- T. ADJOURNMENT

At 6:53 p.m. the Community Development Commission concurred to adjourn.

DANIEL MARTINEZ
Secretary

DR. THOMAS E. HOLDEN
Chairman

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

April 22, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:03 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Finance Authority. Commissioners Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Chairman Thomas E. Holden was absent. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Vice-Chairman Maulhardt presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Gary L. Gillig, General Counsel; Karen Burnham, Assistant Executive Director; John Crombach, Police Chief; Ken Ortega, Public Works Director; Curtis P. Cannon, Community Development Director; Barbara Murray, Library Director; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; and Lori Rice, Parks 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, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of Community Development Commission for March 18 and 25, 2008. (001)
RECOMMENDATION: Approve.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGS

ACTION: Vice-Chairman Maulhardt declared the public hearing open.

DISCUSSION: The Secretary Designate reported on posting, publication and that there were no written communications received.

Community Development Department

1. SUBJECT: Ground Lease, Parking Facility Management Agreement, Acquisition Agreement and Issuance of Redevelopment Tax Allocation Bonds, Series 2008 for an Approximate Five Hundred (500) Space Public Parking Structure and Other Public Improvements at the RiverPark Project Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (119)
RECOMMENDATION: (1) Adopt **Resolution No.124** entitled "Resolution of the Oxnard Community Development Commission Authorizing the Sale, Issuance, and Delivery of Not More Than \$13,500,000 in Principal Amount of Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2008, and Approving Certain Documents and Authorizing Certain Actions in Connection Therewith"; (2) Approve a special budget appropriation in the amount of \$12 million to allocate Bond proceeds in the approximate amount of \$9.9 million and HERO fund balance in the amount of \$2.1 million to an approximate 500-space public parking structure and other public improvements at the RiverPark Project for Fiscal Year 2007-08; (3) Approve and authorize the Chairman to execute a Ground Lease between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (4) Approve and Authorize the Chairman to execute a Parking Facility Management Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (5) Approve and Authorize the Chairman to execute an Acquisition Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure and other public improvements; (6) Authorize the Chairman, Executive Director, and Community Development Director, on behalf of the CDC, to each sign all documents necessary and appropriate to carry out and implement the Ground Lease, the Parking Facility Management Agreement, and the Acquisition Agreement, and to administer the CDC's obligations, responsibilities, and duties to be performed thereunder; and (7) Make the three determinations regarding the Bonds set forth below in the Section entitled "Bond Determinations".

DISCUSSION: Shirley Godwin and Daniel E. Lechlitter opposed approval.

Veronica Munoz, supported of the downtown business community and had some concern regarding this project.

The Commissioners commented on the proposed parking structure and support of the downtown business community.

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

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
CITY COUNCIL

At 11:05 p.m. the joint meetings with the City Council and Housing Authority concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 11:05 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DEAN MAULHARDT
Vice Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 6, 2008

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairperson

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 13, 2008

Because there were no items requiring consideration on this date, there was no regular meeting.

JILL A. BEATY
Assistnat Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
June 3, 2008

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairperson

DRAFT

MINUTES
OXNARD HOUSING AUTHORITY
Regular Meetings
May 13, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:04 p.m., the regular meeting of the Oxnard Housing Authority convened in the Council Chambers, concurrently with the City Council. Commissioners Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Commissioner Thomas E. Holden, Carlos Soria and Gaudencio Digos were absent. The Assistant Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Vice Chairman Maulhardt presided and called the meeting to order. Staff members present were: Edmund Sotelo, Secretary; Karen Burnham, Assistant Secretary; Gary L. Gillig, General Counsel; and Jill A. Beaty, Assistant Secretary Designate.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

E. CEREMONIAL CALENDAR

The meeting opened with the pledge of allegiance led by Commissioner Flynn, followed by a moment of silence. Sal Gonzalez, Housing Director, was present.

At 7:28 p.m. Chairman Holden was present and presided.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of Housing Authority for March 25, April 8, 15, and 22, and May 6, 2008. (003)

RECOMMENDATION: Approve.

ACTION: Approved (Holden/Maulhardt); Ayes: Holden, Maulhardt, Zaragoza, Flynn, and Herrera. Absent: Digos and Soria.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

- K. INFORMATION/CONSENT PUBLIC HEARINGS
- L. PUBLIC HEARINGS
- M. REPORT OF CITY SECRETARY
- N. HOUSING AUTHORITY BUSINESS/COMMITTEE REPORTS
- O. REPORT

Housing Department

3. SUBJECT: Housing Legislative Program for FY 2008-2009. (071)

RECOMMENDATION: (1) Support Proposition 99, the Homeowners Protection Act, and oppose Proposition 98, the California Property Owner & Farmland Protection Act; (2) Support State Bill AB 1111 which would authorize cities and counties to adopt ordinances prohibiting mobile home park owners from changing 55 years of age and over parks to all age parks; (3) Support federal appropriations of at least \$5.3 Billion for the Public Housing Operating Fund; (4) Support State Bill SB 900 which would eliminate a loophole in State law that allows mobile home park owners to convert one or more of park spaces to condominium ownership and avoid the application of local rent control on the remaining rental spaces; (5) Support federal appropriations of \$3.5 Billion for the Public Housing Capital Fund, with at least \$55 Million for the Resident Opportunity and Self-Sufficiency Program; (6) Support federal appropriations of at least \$15.4 Billion for the Tenant-Based Rental Assistance Program Housing Payments, \$1.54 Billion for Administrative Fees, \$72 Million for Family Self Sufficiency Coordinators, and full funding for the Tenant Protection Vouchers and Project Based Section 8 Program; (7) Support legislative and regulatory reform to the Section 8 Voucher Program that would allow the program to be administered more effectively; (8) Support federal appropriations of at least \$4.5 Billion in funding for the Community Development Block Grant (CDBG) Program Formula Grants; (9) Support federal appropriations of at least \$2.0 Billion for the HOME Program Formula Grants; (10) Support the National Housing Trust Fund Act and legislation providing funding for the Act; (11) Support federal appropriations of at least \$1.636 Billion for the Homeless Assistance Grants and legislation that allows for greater local flexibility in the administration of the Grants; and (12) Support federal legislation that addresses the mortgage foreclosure crisis by reforming the mortgage process, curbing predatory lending, and providing foreclosure mitigation assistance.

DISCUSSION: The Housing Director described the various propositions, state and federal bills and impacts on local government and Oxnard residents to support staff's recommendations. He discussed proposed reformations to methodology for award of CDBG funding and the importance of an accurate census.

Pat Brown opposes Proposition 98 and supports Proposition 99.

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

CITY COUNCIL

At 8:32 p.m. the concurrent meeting with the City Council concluded.

- P. PUBLIC COMMENTS ON REPORTS
- Q. APPOINTMENT ITEMS
- R. STUDY SESSION
- S. PUBLIC COMMENTS ON STUDY SESSION
- T. ADJOURNMENT

At 8:32 p.m. the Housing Authority concurred to adjourn.

JILL A. BEATY
Assistant Secretary

DR. THOMAS E. HOLDEN
Chairman

DEAN MAULHARDT
Vice Chairman

DR. THOMAS E. HOLDEN