AGENDA ITEM NO. I-1

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
September 9, 2008

DRAFT

A. ROLL CALL/POSTING OF AGENDA

At 7:05 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. Additional staff members present were: John Crombach, Police Chief; Rob Roshanian, Development Services Manager; and Ralph Alamillo, Construction Projects Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Commendation Presented to Oxnard Sharks Baseball Team.
   DISCUSSION: The City Council presented commendations to the Oxnard Sharks Baseball Team who thanked the City Council and parents for their support.

2. SUBJECT: Presentation from Oxnard Sister City Group
   DISCUSSION: Adela Lambert, President of Oxnard Sister City Committee, and committee members presented plaques to the City and Mayor Holden for past support of the Sister City program.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Harold Ceja, scheduling an agenda item regarding railroad crossing at Oxnard Boulevard and Colonia/Cooper Road.

Alice Madrid, needed street improvements for the Bartelo Neighborhood.

Roy Chambers and Nancy Yanez, return of bench plaques to Oxnard State Beach Park.

The following individuals stated their opposition to building a medical prison hospital in Camarillo: Joe Nemmens; Robert Conroy; Bob Klope; and Michael Hurwitz.

Preston Davis requested to present City Council a funding plan.

John Korsten, loss of vehicles.

Lorena Guereca, Program Director of Downtown District, events planned for downtown Oxnard.

Ed Ellis, candidates appearing at the Saviers Road Design Team, and development of South Oxnard along Hueneme Road.

Jim Frandsen, a developer should pay their fair share of the effect of a development.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The Capital Projects Manager stated this would be prefabricated buildings (I-3) with the majority of the costs being for infrastructure.

The Development Services Manager commented on discussions with federal officials regarding the levees along the Santa Clara river (I-4).

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Ms. Jones, bidding progress on-line and information provided (I-3).

Lawrence Stein, financial statements (I-1) and the actual number of City employees.

Bert Perello, cost of building a bathroom (I-3), certification of local levees and insurance costs (I-4).

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of City Council for June 3, 10, 17 and 24, 2008. (001); RECOMMENDATION: Approve.

City Manager Department

2. SUBJECT: **Ordinance No. 2782** Regarding Amendment to Chapter 23, Article IV of the City Code Establishing Video Franchise Fees, Penalties, and Other Related Matters for State Video Franchise Agreements. (027)
RECOMMENDATION: Second Reading and Adoption.

3. SUBJECT: River Ridge Golf Course Phase III - 1B. (031)
RECOMMENDATION: Approve Project Specification GS09-02 for the River Ridge Golf Course Phase III-1B for construction of a bathroom/concession and a starter shack at River Ridge Golf Course.*

Development Services Department

4. SUBJECT: **Ordinance No. 2783** Regarding Amendments to Chapter 18 (Floodplain Management) of the Oxnard City Code. (033)
RECOMMENDATION: Second reading and Adoption.

5. SUBJECT: Amendment to Agreement with California Department of Transportation (Caltrans) for the E. Fifth Street Parking Lot at 255-273 E. Fifth Street. (037)
RECOMMENDATION: Approve and authorize the Mayor to execute an amendment to the agreement between the City and Caltrans for a long-term parking lot at 255 E. Fifth Street (**A-6547**) to extend the term to November 30, 2008.

6. SUBJECT: Fourth Amendment to Agreement with Washington Group International, Inc. for Rice Avenue/Santa Clara Avenue Interchange Improvements at Highway 101. (039)
RECOMMENDATION: Approve and authorize the Mayor to execute the Fourth Amendment to the agreement with Washington Group International Inc. (**A-6738**) raising the amount to $71,000 (total agreement of $928,337) for Rice Avenue/Santa Clara Avenue interchange improvements at U.S. Highway 101.

7. SUBJECT: Agreement with California Department of Transportation (CalTrans) for Rice Avenue/Santa Clara Avenue Interchange Improvements at Highway 101. (047)
RECOMMENDATION: Approve and authorize the Mayor to execute an agreement with Caltrans (**A-7011**) to construct the Rice Avenue/Santa Clara Avenue interchange improvements at U.S. Highway 101.

Housing Department

8. SUBJECT: CalHome Homeownership Project Resolution. (059)
RECOMMENDATION: Adopt **Resolution No. 13,546** authorizing the City Manager and/ or his designee (1) to execute and submit an application to the California Department of Housing and Community Development (HCD) for $1,440,000 under the CalHome Homeownership Project Development Loan; and (2) to execute a Standard Agreement and all other documents required by HCD for participation in the Program, as well as any amendments thereto as necessary and appropriate to pursue the funding application and obtain funding.

Police Department

9. SUBJECT: AVOID the 14 DUI Grant Application. (063)
RECOMMENDATION: (1) Accept the State Office of Traffic Safety Grant Award for the Avoid the 14 DUI Program in the amount of $559,104.00; (2) Authorize the City Manager or his designee to execute the agreement for the grant award; and (3) approve the establishment of revenue and appropriation account in the amount of $559,104.

Public Works Department

10. SUBJECT: Memorandum of Understanding with the Watersheds Coalition of Ventura County (WCVC). (067)
RECOMMENDATION: (1) Approve the WCVC Integrated Regional Water Management Plan (IRWMP) "Non-County Agencies" Memorandum of Understanding (MOU) (**A-7091**) and authorize the Mayor to sign the MOU; and (2) Authorize the City Manager to sign any future "new participant" WCVC IRWMP MOUs that are substantially in the format previously approved by the City Council.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Herrera/ Zaragoza) Ayes: Maulhardt, Zaragoza, Herrera, Flynn and Holden. *Abstain: Maulhardt and Zaragoza for I-3 only.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. 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: PZ No. 08-300-3 (Tentative Subdivision Map) and PZ No. 08-500-3 (Special Use Permit), located at the southwest corner of Statham Boulevard and Oxnard Boulevard (APN 220-0-110-325) within the Business & Research Park (BRP) zone. Filed by Attorney in Fact Ghormley Consulting Civil Engineers. (073)
RECOMMENDATION: (1) Adopt **Resolution No. 13,547** approving Planning and Zoning Permit No. 08-500-3, a special use permit for 12 industrial condominiums within three previously-approved light industrial buildings, located at the southwest corner of Oxnard Boulevard and Statham Boulevard, subject to certain findings and conditions; and (2) Adopt **Resolution No. 13,548** approving Planning and Zoning Permit No. 08-300-3 for a tentative subdivision map for Tract No. 5716, a portion for condominium purposes, subject to certain findings and conditions.*

2. SUBJECT: PZ No. 07-400-09 (Coastal Development Permit) & PZ No. 07-300-23 (Tentative Subdivision Map for Tract 5797 Condominium Purposes) for the Construction of Seven Residential Condominiums Located at 5103 & 5107 Wooley Road. Filed by Candice Forehand, on Behalf of Owner, Yolanda Morton. (091)
RECOMMENDATION: (1) Adopt **Resolution No. 13,549** upholding the Planning Commission's approval of Planning and Zoning Permit No. 07-400-09 (Coastal Development Permit), subject to the conditions set forth in Planning Commission Resolution No. 2008-46; and (2) Adopt **Resolution No. 13,550** approving Tentative Subdivision Map for Tract No. 5797 for condominium purposes (PZ 07-300-23), subject to the conditions set forth in Planning Commission Resolution No. 2008-47.

INFORMATION/CONSENT ACTION: Close the public hearing. (Holden/Herrera) Approved as recommended. (Herrera/ Zaragoza) Ayes: Holden, Maulhardt, Zaragoza, Herrera, and Flynn. *Abstain: Maulhardt only on K-1.

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Appeal of Planning Commission's Action on PZ Nos. 06-500-14 (Special Use Permit for a Planned Residential Group); 06-300-12 (Tentative Subdivision Map for Tract No. 5580 for Condominium Purposes); 06-620-05 (General Plan Amendment); and 06-570-09 (Zone Change) for

the Construction of Residential Condominium Units to be Located on the Northeast Corner of South Victoria Avenue and Hemlock Street. Filed by Courtyard at Mandalay Bay, LLC. (103)
RECOMMENDATION Continue to September 23, 2008.
ACTION: Unanimously approved as recommended (Holden/Herrera).

M. REPORT OF CITY MANAGER

The City Manager reported on: a day of 9/11 rememberance will be held at all six Fire Stations and the Oxnard Police Department received the James Q. Wilson Award for community policing.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The City Council requested future discussion regarding public/private partnerships and the proposed Camarillo prison hospital.

O. REPORTS

City Manager Department

1. SUBJECT: Preliminary Report on the Potential Impacts and Effects of the Oxnard Traffic Initiative. (115)
RECOMMENDATION: Consider a preliminary report and presentation on the impacts and effects of the Oxnard Traffic Initiative and provide direction to City staff.
DISCUSSION: Tim Yeomnas, Economic & Planning Systems, and Richard Dowling, Principal, Dowling & Associates stated the entire City would be impacted and reviewed the preliminary report including (1) traffic and circulation; (2) City fiscal and financial impacts; (3) general economic impacts; (4) redevelopment and revitalization and (5) affordable housing.

The following individuals supported the traffic initiative: Harold Ceja; Carl Thomson; Alice Madrid; Matt Lechliter; Daniel Lechliter; Larry Stein; Steve Fleischer; Mario Quintana; Sandy Gonzales; George Miller; and Karen Martia.

The following individuals opposed the traffic initiative: Chris Lombardi; Tom Chronister; Charles Hookstra; Morey Navarro; Greg Runyon; Sergio Martinez; Reed Henkelman; Lupe Anguiano; Leo Valenzuela; Edgar Mohorko; David Rodriguez; Michael Koudnik; Don Facciano; Gayle Payle, Ventura County Coastal Realtors; Sandy Smith; Gary Stiles; Bill Tucker; and Tom Cady.

The following individuals provided comments that neither supported or opposed the traffic initiative: Ed Ellis; Bert Perello; Ernest Stein; Pat Brown; Preston Davis; Steve Amason; Steve Yue; Shirley Godwin; and Larry Godwin.

The City Council provided comments regarding: recent history of Oxnard to develop economic opportunities; creation of jobs; support of Police and Fire Departments; affordable housing; traffic problems; mitigation fees; possible financial impacts; and possible traffic impacts.

ACTION: The City Council received the report and provided comments to staff.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

DRAFT

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Steve Fleischer supported building a prison hospital in Camarillo.

Larry Stein commented on following the General Plan.

Bert Perello, removal of development signs and development agreement.

Matt Lechliter questioned the need for the sales tax measure.

T. ADJOURNMENT

At 11:50 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
September 16, 2008

DRAFT

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 Industrial Development Financing Authority. Councilmembers Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, and Andres Herrera were present. Councilman Timothy B. Flynn was absent. 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; and Alan Holmberg, Acting City Attorney.

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 Air Force Master Sergeants Michael Peacock and Errol Arellano, followed by a moment of silence. Additional staff members present were: Dale Belcher, City Treasurer; James Cameron, Chief Financial Officer; Ken Ortega, Public Works Director; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; Ernie Whitaker, Acting Housing Director, and Martin Erickson, Legislative Affairs Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Proclamation designating September 15-21, 2008 as POW/MIA Days.
   DISCUSSION: Air Force Master Sergeants Michael Peacock and Errol Arellano presented a POW/MIA ceremony and accepted a proclamation from the City.

2. SUBJECT: Presentation of a Proclamation designating September 20, 2008, Coastal Cleanup Day.
   DISCUSSION: Trish Honigsberg, Outreach & Education Specialist, invited the public to attend this Saturday beach clean up day.

   SUBJECT: Day for Kids by the Boys and Girls Club
   DISCUSSION: Steve Kinney and Tiffany Lopez invited the community to attend a "Day for Kids" at the Boys and Girls Club, September 20, 2008.

3. SUBJECT: Presentation to City Council for Fleet Services Becoming a Certified "Model Pollution Prevention Shop" by the California Environmental Protection Agency.
   DISCUSSION: Daniel Berlenbach, Fleet Services Manager, reviewed the services of Fleet Services to minimize the impact to the environment and being the first commercial or government institution to be recognized.

4. SUBJECT: Presentation of IDA (Individual Development Accounts) Certificates to Public Housing Residents.
DISCUSSION: The Acting Housing Director, and Bertha Garcia, Cabrillo Economic Development Corp, introduced the program and recognized recent graduates of the program with certificates.

RECESS

At 7:38 p.m., the City Council recessed while the Industrial Development Financing Authority held a special meetings and at 7:39 p.m., the City Council reconvened.

INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY

At 7:39 p.m., the concurrent meeting with Industrial Development Financing Authority concluded.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Ed Ellis, Spanish translation of the Council meetings.

Inez Tuttle, ballot statement of Councilman Flynn.

The following individuals opposed Measure V: Zoe Ann Banker; Rich Conrad; Penny Boehm, Oxnard Visitor Bureau; Pablo Ortiz, Gold Coast Hispanic Chamber of Commence; Nancy Lindholm, Oxnard Chamber of Commence; Tom Cady; and Greg Runyon.

Karen Martin, supported Measure V.

John Korsten, loss of vehicles from property.

Dennis Ralph, opposed use of artificial turf in parks and support of Measure V.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

The following individuals expressed concerns with the proposed CVS development at Five Points (I-8): Mike Sanchez; Pat Brown; and Ed Ellis.

Larry Stein, timeliness of the financial report (I-2) and clean-up at Rainbow House (I-9).

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of City Council for July 1 and 8, 2008. (001)
RECOMMENDATION: Approve.

City Treasurer Department

2. SUBJECT: Quarterly Investment Report for the Fourth Quarter FY 2007-2008. (011)
RECOMMENDATION: Accept the quarterly Investment Report for the Fourth Quarter FY 2007-2008.

3. SUBJECT: First Amendment to Agreement for Printing, Inserting, and Mailing City of Oxnard Utility Bills. (017)
RECOMMENDATION: Approve and authorize the Mayor to execute the amendment to the agreement between the City of Oxnard and DataProse (**4108-07-FN**).

Development Services Department

4. SUBJECT: Approve Project Specification No. PW07-18 for the Reconstruction of the Oxnard Transportation Center's (OTC) East Fourth Street Parking Lot at the Southwest Corner of East Fourth and Meta Streets. (027)
RECOMMENDATION: (1) Approve Project Specification No. PW07-18 to reconstruct the OTC parking lot at the southwest corner of East Fourth and Meta Streets; and (2) Recognize federal grant revenue and appropriate funds in the amount of $809,000 from "TEA-XXI-1998 Grant" to "East Fourth Street Parking Lot" to reconstruct the OTC parking lot.

5. SUBJECT: Agreement with Union Pacific Railroad Co. for Underground Wireline Crossing for the East Fifth Street Parking Lot (Project Specification No. PW01-24). (031)
RECOMMENDATION: Approve and authorize the Mayor to execute the agreement for $6,450 with Union Pacific Railroad Company (UPRR) (**A-7097**) to install an underground electrical line at the railroad tracks at the east end of the former Enterprise Street.

6. SUBJECT: Agreement with California Department of Transportation (Caltrans) for Release and Indemnification for Hazardous Wastes at the Rice Avenue/Santa Clara Avenue Interchange Improvements at Highway 101. (033)
RECOMMENDATION: Approve and authorize the Mayor to execute the agreement (**A-7019**) with Caltrans to release and indemnify Caltrans for the hazardous wastes identified within the project area of the Rice Avenue/Santa Clara Avenue interchange improvements on U.S. Highway 101.

7. SUBJECT: Vacation of Right-of-Way for Moonlight Park Avenue Southerly of Danvers River Street Within the Riverpark Specific Plan. (039)
RECOMMENDATION: Adopt **Resolution No. 13,551** vacating the Moonlight Park Avenue (formerly Moss Landing Boulevard) right-of-way southerly of Danvers River Street within the Riverpark Specific Plan.

8. SUBJECT: Review of Revised Architecture and Other Issues Related to the CVS Pharmacy Shopping Center, PZ 06-500-1, Located at the Five Points Intersection. Filed by Heritage Equities, LLC. (045)
RECOMMENDATION: Removed from the agenda.
DISCUSSION: The Development Services Director reviewed the approval process and this item was referred back to the Planning Commission.

DRAFT

Housing Department

9. SUBJECT: Appropriation of Funds for the Lighthouse Project. (057)
RECOMMENDATION: Approve the appropriation of funds in the amount of $14,000 from the City's in Lieu-Fee Fund for site clean up at 1450 Rose Avenue.

Public Works Department

10. SUBJECT: Specification PW07-16, Septic Conversion Project in the College Park Neighborhood. (059)
RECOMMENDATION: (1) Approve Specification No. PW07-16 for the construction of the College Park Septic Conversion Project; and (2) Approve a special budget appropriation in the amount of $846,445 from the Wastewater Collection Fund Balance.

11. SUBJECT: Sixth Amendment to Agreement for Consulting Services Between the City of Oxnard and Kennedy Jenks Consultants for Redwood Trunk Sewer Project. (065)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute a Sixth Amendment to Agreement with Kennedy Jenks Consultants in the amount of $28,328 for Consulting Services between the City of Oxnard and Kennedy Jenks Consultants (**2099-04-PW**) for the Redwood Trunk Sewer Project; and (2) Approve the appropriation of funds in the amount of $28,328 from the Wastewater Collection Operating Fund to the Redwood Trunk Sewer Project, for consulting services between the City of Oxnard and Kennedy Jenks Consultants.

12. SUBJECT: Fire Station No. 1 and 4 Landscaping Project. (071)
RECOMMENDATION: Approve Landscaping Project Specification PW07-17 for Fire Station No. 1, located at 491 South "K" Street and Fire Station No. 4, located at 230 West Vineyard Avenue.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended with the removal of I-8. (Herrera/ Maulhardt) Ayes: Maulhardt, Zaragoza, Herrera, and Holden. Absent: Flynn.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

City Manager Department

1. SUBJECT: Executed Contracts. (077)
ACTION: Received and filed:

Finance Department

2. SUBJECT: Monthly Budget Status Reports for the Period Ending July 31, 2008. (081)
DISCUSSION: Larry Stein expressed concern with the financial report. The Chief Financial Officer briefly reviewed accounting procedures.
ACTION: Received and filed:

DRAFT

K. 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 & Zoning Permit 07-570-01 (Zone Change) for 5489, 5527, and 5557 Saviers Road. Filed by City of Oxnard, Development Services Department. (097)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2784** changing the zoning designation for four parcels located at 5489, 5527, and 5557 Saviers Road (APN's 222-001-126, -127, -128, -129), from Residential Single Family (R-1) to General Commercial (C-2).

   Ed Ellis questioned why the zoning was being changed. The Development Services Director stated that the property owner requested the change of the property.

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

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager introduced the new Housing Director, William Wilkins; Graffiti Task Force Uplift event in the Colonia Neighborhood; Free On-line Tutoring Assistance through the Oxnard Library web-site; and the upcoming Downtown Holiday Parade.

Q. APPOINTMENT ITEMS

Community Development Department

1. SUBJECT: Verbal Presentation of Oxnard Downtown Management District Annual Report.
RECOMMENDATION: Consider Annual Report from Oxnard Downtown Management District - Lorena Pintor-Guereca, Program Director and Vince Behrens, Chairman.
DISCUSSION: Lorena Pintor-Guereca and Vince Behrens reviewed services provided including maintenance (removing graffiti and litter), safety team, and marketing (public art, mailings, welcome center) of the organization.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

1. SUBJECT: Discussion of Costs, Benefits, and Community Impacts of "Public/Private Partnerships" Between the City, Community Development Commission and Private Entities.
ACTION: Concurred to continue to September 23, 2008.

2. SUBJECT: Discussion whether City Council should, at this time, adopt a position and provide direction to the City Manager concerning the expansion of the Ventura Youth Correstional Facility located on Wright Road in Camarillo.
   DISCUSSION: The following individuals supported investigating building a proposed Camarillo prison hospital: Steve Fleischer; and Eileen Tracy.

   The following individuals opposed building a proposed Camarillo prison hospital: Michael Hurwitz; Robert Conroy; Ernest Stein; and Zoe Bouker.

   The following individuals either supported or opposed building a proposed Camarillo prison hospital: Karen Martin; Larry Stein and Gary Runyon.

   ACTION: Moved to have staff bring back a letter to the City Council reflecting its' concerns about building a prison in Camarillo (Zaragoza/Holden). Approved unanimously.

The City Council commented that the Colonia Neighborhood should be provided information as to the process of the upcoming traffic circulation issue (opening Camino Del Sol Road) and ability to speak at an upcoming public hearing regarding this issue.

O. REPORTS

City Treasurer Department

1. SUBJECT: Investment Policy and Annual Report of Investment Activity. (121)
   RECOMMENDATION: (1) Approve the Investment Policy for the City of Oxnard; and (2) Adopt **Resolution No. 13,552** delegating investment authority to the City Treasurer.
   DISCUSSION: The City Treasurer briefly reviewed policy of investments, schedule of report, and comparison of other cities.

   Larry Stein questioned some of the financial data provided.

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

Public Works Department

2. SUBJECT: First Amendment to Agreement with CH2M Hill for Phase I of the Advanced Water Purification Facility (AWPF), Located at Perkins Road North of Magellan Way. (125)
   RECOMMENDATION: (1) Approve and authorize the Mayor to execute the First Amendment to the Agreement with CH2M Hill (**A-6841**) to increase the amount by $3,879,885 for a total of $8,774,296 for the final and post design services for Phase I of the Advanced Water Purification Facility Phase I; and (2) Approve a Special Budget Appropriation to transfer funds in the amount $4,000,000 to Project 066010.

DISCUSSION: The Public Works Director reviewed the history and current status of the program.

Larry Stein questioned the financial data.

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

P. PUBLIC COMMENTS ON REPORTS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Martin Jones, cost of Big League Dreams development.

Steve Fleischer, upcoming Historical Houses of Oxnard Tour and Christmas Tree Lane event would be opening earlier this year.

Larry Stein, downtown theater financial information, crime in Lemonwood Neighborhood, and traffic circulation on weekends.

T. ADJOURNMENT

At 10:46 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
June 10, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:06 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 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 Secretary; Karen Burnham, Assistant Executive Secretary; Gary L. Gillig, General Counsel; and Grace Magistrale Hoffman, Deputy Executive Secretary.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The regular meeting of the Oxnard Community Development Commission reconvened in the Council Chambers, concurrently with the Oxnard City Council and Housing Authority. The meeting opened with the pledge of allegiance to the flag of the United States, by members of the Oxnard Youth Soccer Association (WAVE), followed by a moment of silence for Housing Commissioner Carlos Soria. Chairman Holden presided.

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

2. SUBJECT: Minutes of the Community Development Commission for April 8, 15, 22, May 6 and 13 and June 3, 2008. (005)
RECOMMENDATION: Approve.

Community Development Department

4. SUBJECT: Extension of Affordable Housing and Loan Agreement with Housing Opportunity Management and Education (HOME) Corporation. (037)
RECOMMENDATION: Approve and authorize the Chairman to execute a First Amendment to Affordable Housing and Loan Agreement with Housing Opportunity Management and Education (HOME) Corporation (**A-6855**) extending the date for repayment of a $340,000 loan to June 30, 2009.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Maulhardt/Herrera) 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

CITY COUNCIL/HOUSING AUTHORITY

At 8:17 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 8:17 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
June 17, 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 24, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:06 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 Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Gary L. Gillig, General Counsel; James Carmeron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy Executive Secretary; Bruce Dandy, Accounting Manager; and Michael More, Financial Resources 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 PAL boxers Angel Perez, Luis Ybarra, Nick Vrgoiti and coach Joseph Santisteven, followed by a moment of silence. Chairman Holden presided and called the meeting to order.

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

5. SUBJECT: Extension of Financial Agreement between the City of Oxnard and the Community Development Commission for Funds in the Amount of $1,250,000 Appropriated to the Central City Project Area in Fiscal Year 2003. (023)
RECOMMENDATION: That the Community Development Commission adopt **Resolution No. 125** approving and authorizing the Chairman to execute an extension of a Financial Agreement between the CDC and the City, in the amount of $1,250,000, related to the 2004 acquisition of property located at 455 South "A" Street in CCRP.

6. SUBJECT: Extension of Financial Agreement for Short Term Loan. (029)
RECOMMENDATION: That the Community Development Commission adopt **Resolution No. 126** approving and authorizing the Chairman to execute an Extension of Financial Agreement with the City to extend the time for repayment of a short term loan to the CDC in the amount of $750,000.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

ACTION: Chairman Holden declared the public hearing open.
DISCUSSION: The Secretary Designate reported on posting, publication and that there were no written communications received.

City Manager Department

2. SUBJECT: Presentation and Adoption of the Fiscal Year (FY) 2008-2009 City, Community Development Commission, and Housing Authority Operating and Capital Improvement Budgets. (131)
RECOMMENDATION: That the Community Development Commission (CDC) adopt **Resolution No. 127** approving the CDC's Operating and Capital Improvement Budgets for FY 2008-2009.
DISCUSSION: The Executive Secretary and Deputy Executive Secretary reviewed the proposed city budget to include fiscal controls (limiting travel, selective hiring, enhanced interest-based labor negotiations and no extra-ordinancy spending) and budget guidelines. The Chief Financial Officer reviewed enterprise funds, special revenue funds, general fund revenues, and the general fund operating reserve with restrictions of the funds. The Accounting Manager reviewed recommended adjustments including additional legal fees, additional fuel expenses, animal shelter expenses and a census outreach program. The Financial Resources Manager commented on capital improvement projects including park & recreation projects, enterprise (water and wasterwater) funds, Community Development Commission projects, Housing Set-A-Side fund, and General Fund projects.

Larry Stein questioned the reported budget amounts and the increased number of employees in the City Manager's Office.

Shirley Godwin, use of Ormond Beach redevelopment funds on non-Ormond Beach improvements.

Bert Perello, reorganization of public works department, property tax relief and pick-up of waste and recycling materials.

ACTION: Close the public hearing. (Maulhardt/Holden)

DISCUSSION: The Commissioners commented on the proposed budget (budget enhancements, saving and fees), Performing Arts Center, code compliance, reduction of fuel use, new South Library branch, street (repaving) improvements, expanding local businesses and use of reserves.

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

DRAFT

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL/HOUSING AUTHORITY

At 10:43 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 10:43 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

MINUTES

DRAFT

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
July 1, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:06 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers concurrently with the City Council. 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; Gary L. Gillig, General Counsel; Karen Burnham, Assistant Executive Director; Curtis Cannon, Community Development Director; 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 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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Chairman Holden opened the public hearing. The Designate Secretary reported on publication and that there were no written communications received.

Community Development Department

1. SUBJECT: Lease of Restaurant Space to La Dolce Vita Di Mare Restaurant, Inc. (La Dolce Vita) at 740 South "B" Street (McGrath House). (035)
RECOMMENDATION: (1) Hold a public hearing and approve the lease agreement between the Community Development Commission (CDC) and La Dolce Vita (**A-7056**) for CDC-owned

property located at 740 South "B" Street in substantially the form presented at this meeting or with such non-substantive changes and amendments as may be approved by the Executive Director of the CDC and CDC Counsel; (2) Authorize the Chairman of the CDC to execute the lease for the property on behalf of the CDC, in substantially the form presented at this meeting, or with such non-substantive changes and amendments as may be approved by the Executive Director of the CDC and CDC Counsel; and (3) Authorize the Chairman of the CDC, the Executive Director of the CDC, or the Community Development Director, on behalf of the CDC, to sign all documents necessary and appropriate to carry out and implement the lease, and to administer the CDC's obligations, responsibilities, and duties to be performed hereunder. DISCUSSION: The Redevelopment Services Manager reviewed the past lease agreement, outlined the new agreement including a smaller lease area and catering areas.

Gary Blum, La Dolce Vita support of the downtown community and supported the new agreement.

Tila Estrada supported her desire to rent space.

Angela Whitecomb desire to keep the third floor available for events.

The City Council commented on activities of Heritage Square.

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

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL

At 8:24 p.m. the joint meeting with the City Council concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 8:24 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
July 8, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:01 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers concurrently with the City Council. 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.

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 Jim Lauterbach. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Gary L. Gillig, General Counsel; Karen Burnham, Assistant Executive Director; Curtis Cannon, Community Development Director; and Brian Pendleton, Redevelopment Services Manager.

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

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

DRAFT

O. REPORTS

Community Development Department

2. SUBJECT: Purchase and Sale Agreement and Joint Escrow Instructions for an Approximately 14,790 Square Foot Single Story, Multi-Tenant Office and Retail Building Located at 425 South B Street (aka the "Social Security Building"). (031)
RECOMMENDATION: (1) Approve a special budget appropriation in the amount of $2,050,000 for purchase of the Social Security Building; (2) Approve and authorize the Chairman to execute a Purchase and Sale Agreement and Joint Escrow Instructions between the CDC and Oxnard Plaza Associates, LLC (OPA) (**A-7078**) for an approximately 14,790 square foot single story, multi-tenant office and retail building; and (3) 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 Purchase and Sale Agreement and Joint Escrow Instructions, to administer the CDC's obligations, responsibilities, and duties to be performed thereunder and to make all non-substantive changes related to the Purchase and Sale Agreement and Joint Escrow Instructions.
DISCUSSION: The Redevelopment Services Manager reviewed aspects of buying the property, apprised value, closing costs, commercial property value, and use of set-a-side funds.

Bert Perello, the apprised of the property.

Larry Stein, negotiation process and use of development funds to purchase the property.

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

CITY COUNCIL

At 9:33 p.m. the joint meetings 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 9:33 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
July 15, 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
July 22, 2008

A. ROLL CALL/POSTING OF AGENDA

At 7:04 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Financing Authority. Commissioners Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. 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: Karen Burnham, Assistant Executive Director; Grace Magistrale Hoffman, Deputy Executive Director; Gary L. Gillig, General Counsel; Curtis Cannon, Community Development Director; and Jill A. Beaty, Assistant Secretary.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance led by the Vice Chairman 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

7. SUBJECT: Financing for the RiverPark Project Retail Component Located Adjacent to and North of the 101 Freeway, East of the Santa Clara River and West Of Vineyard Avenue. (041)
RECOMMENDATION: That Community Development Commission (CDC) (1) For the assignment of the RiverPark Project Owner Participation Agreement (**A-5965**), approve as to form the Assignment and Assumption Agreements from Shea Properties II, LLC to the Collections, LLC, Landing, LLC and Pointe, LLC and authorize the Chairman to execute the consent forms for the Assignment and Assumption Agreements; and (2) Approve and authorize the Chairman to execute the construction financing Consent Estoppel for the

Collections, LLC and Keybank National Association conditioned on the review and approval by the General Counsel and Special Counsel of the final form of the loan documents.*

15. SUBJECT: PW06-14 Ormond Beach Resurfacing Project, Located in the Ormond Beach Project Area. (067)
RECOMMENDATION: That Community Development Commission ("Commission") Approve and adopt **Resolution No. 128** entitled "A Resolution of the Oxnard Community Development Commission Agreeing to Pay or Reimburse All Costs Related to Certain Public Improvements in the Ormond Beach Redevelopment Project Area, Authorizing the City to Administer and Expend Funds on Behalf of the Commission, and Making Certain Determinations and Findings (Roadway Reconstruction Project)."

16. SUBJECT: PW06-15 Rose Park Neighborhood Resurfacing Project, Located in the Historic Enhancement and Revitalization Project Area ("HERO"). (081)
RECOMMENDATION: That Community Development Commission ("Commission") approve and adopt **Resolution No. 129** entitled "A Resolution of the Oxnard Community Development Commission Agreeing to Pay or Reimburse All Costs Related to Certain Public Improvements in the HERO Project Area, Authorizing the City to Administer and Expend Funds on Behalf of the Commission, and Making Certain Determinations and Findings (Roadway Reconstruction Project)."

17. SUBJECT: PW07-22 Southwinds Neighborhood Resurfacing Project, Located in the Southwinds Project Area. (101)
RECOMMENDATION: That Community Development Commission ("Commission") approve and adopt **Resolution No. 130** entitled "A Resolution of the Oxnard Community Development Commission Agreeing to Pay or Reimburse All Costs Related to Certain Public Improvements in the Southwinds Redevelopment Project Area, Authorizing the City to Administer and Expend Funds on Behalf of the Commission, and Making Certain Determinations and Findings (Roadway Reconstruction Project)."

INFORMATION/CONSENT AGENDA ACTION: Approved (Zaragoza/Holden); Ayes: Holden, Maulhardt, Zaragoza; Flynn. *Noes: Flynn on I-7 only.

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF EXECUTIVE DIRECTOR

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL/FINANCING AUTHORITY

At 8:50 p.m. the concurrent meetings with the City Council and Financing Authority concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 8:50 p.m. the Community Development Commission concurred to adjourn.

JILL A. BEATY Assistant Secretary	DR. THOMAS E. HOLDEN Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
September 9, 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
September 16, 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