

OXNARD CITY COUNCIL
Regular Meeting
April 26, 2011

A. ROLL CALL/POSTING OF AGENDA

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

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States by Daniel Martinez, City Clerk, followed by a moment of silence.

E. CEREMONIAL CALENDAR

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

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

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDACity Manager

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

City Treasurer

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

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMSFinance Department

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

K. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGSM. REPORT OF CITY MANAGERN. CITY COUNCILO. REPORTSCommunity Development Department

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

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

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

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

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

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

Q. APPOINTMENT ITEMS

City Manager Department

1. SUBJECT: Adoption of the Action Plan for the Strategic Action Framework for Empowered and Thriving Youth (SAFETY) Blueprint.

RECOMMENDATION: Adopt the Action Plan for the Strategic Action Framework for Empowered and Thriving Youth (SAFETY) Blueprint developed by the Oxnard Alliance for Community Strength.

DISCUSSION: The Deputy City Manager outlined the history of the SAFETY Blueprint and update of current activities.

ACTION: Approved as recommended. (Holden/Pinkard). Unanimously.

P. REPORTS

Community Development Department

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

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

Comments received from Bert Perello, Pat Brown

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

Q. PUBLIC COMMENTS ON REPORTS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

COMMUNITY DEVELOPMENT COMMISSION

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

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Pat Brown, and Woodrow Thomas.

T. ADJOURNMENT

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

LYN BENNETT
Deputy City Clerk

DR. THOMAS E. HOLDEN
Mayor

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
May 3, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:06 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Irene G. Pinkard, Bryan A. MacDonald, Timothy Flynn and Carmen Ramirez were present. Mayor Thomas E. Holden was absent. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office.

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. Mayor Pro Tem Pinkard presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Grace Magistrale Hoffman, Deputy City Manager; Alan Holmberg, City Attorney; Jeri Williams, Police Chief; Norma Owens, Grants Manager; William "Bill" Wilkins, Housing Director; Matthew Winegar, Development Services Director; Michelle Tellez, Human Resources Director; James Cameron, Chief Financial Officer; Michael Henderson, General Services Manager; Martin Erickson, Special Assistant to the City Manager; and Karl Lawson, Compliance Services Manager.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Ed Ellis, Otto Kanny, William Terry, Gloria Roman, Jim Hensley, Ernest Stein, Martin Jones, Armando Vazquez, Harold Ceja, Julio Espinosa, Mike Espinosa, Kevin Sheahan, Larry Stein, Armando Garcia.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Larry Stein (I-1, I-2 & I-3); Barbara Macri-Ortiz (I-3); William Terry ((I-3)

I. INFORMATION/CONSENT AGENDA

City Manager

1. SUBJECT: Approval of Trade Services Agreement Amendments with Kaneko Landscaping, Inc. (001)

RECOMMENDATION: Approve and authorize the City Manager to execute First and Second Amendments to Agreement for Trade Services with Kaneko Landscaping, Inc. (4780-09-CM, 5088-10-CM, 4768-09-CM, 4803-09-CM, 4781-09-CM, 5090-10-CM, 5091-10-CM, 4772-09-CM, 4804-09-CM) in the total amount of \$240,420 for the purpose of providing landscape maintenance services within Harbor Island, District 3 River Ridge, District 30 Haas Automation, District 34 Sunrise Point/Sunset Cove, District 36 Villa Sta. Cruz/Villa Carmel, District 38 Aldea del Mar, District 39 El Sueno Promesa, District 41 Pacific Cove and District 43 Greenbelt.*

2. SUBJECT: Approval of Trade Services Agreement Amendments with American Heritage Landscape. (013)

RECOMMENDATION: Approve and authorize the City Manager to execute Second Amendments to Agreement for Trade Services with American Heritage Landscape (4779-09-CM, 4765-09-CM, 4766-09-CM, 4777-09-CM and 4778-09-CM) in the total amount of \$140,864.40 for the purpose of providing landscape maintenance services within Mandalay Bay, District 14 California Cove, District 28 Harborside, District 31 Rancho de la Rosa and District 48 Victoria Estates.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.

(Flynn/Ramirez) Ayes: MacDonald, Flynn, Ramirez, and Pinkard. Absent: Holden. Abstain: Pinkard only for District 3 of I-1.

Housing Department

3. SUBJECT: Proposed Modifications to the Neighborhood Stabilization Program (NSP) Homebuyer Program Guidelines. (019)

RECOMMENDATION: Receive a report on proposed modifications to the Neighborhood Stabilization Program (NSP) Homebuyer Guidelines which were adopted on April 19, 2011; and adopt amendments to those Guidelines.

ACTION: Approved with the condition that upon the determination by the Housing Director that if deed restrictions do not conflict with the NSP that deed restrictions be added. (Flynn/Ramirez) Ayes: Flynn, Ramirez, Pinkard, and MacDonald. Absent: Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Planning and Zoning Permit No. 10-630-02 (Specific Plan Amendment to RiverPark Specific Plan, Regulations Related to Freeway Oriented Signs), Filed by RiverPark Collection, LLC.

RECOMMENDATION: Continue to June 7, 2011

ACTION: Approve as recommended (Pinkard/MacDonald) unanimously.

ACTION: Mayor Pro Tem Pinkard declared the public hearing open.

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

Housing Department

2. **SUBJECT:** Public Hearing to Consider Oxnard's Fiscal Year 2011-2012 Annual Action Plan Component of Fiscal Years 2008-2013 Consolidated Plan, Including Applications to the U.S. Department of Housing and Urban Development (HUD) and Projected Use of Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME) and Emergency Shelter Grant (ESG) Funds. (039)

RECOMMENDATION: 1) Conduct a public hearing to receive comments and provide direction to the Housing Director regarding any changes to the Annual Plan; 2) Authorize the City Manager to make changes to the Annual Plan as directed by City Council; 3) Approve the Annual Plan and the recommended proposed use of funds; 4) Authorize the City Manager to execute the required applications, certifications, and other pertinent documents and submit the Annual Plan to HUD; and 5) Authorize the City Manager to execute any agreements and other documents necessary to implement the Annual Plan after approval by HUD.

DISCUSSION: The Grants Manager reviewed the Annual Action Plan including objectives, assistance to families, job creation, and enhancement to the community.

Comments were received from: Joe Avelar; Peggy Rivera; Jeri Roberts; Larry Stein; Martin Jones; Dennis Ralph.

The City Council discussed job creation, the funding of programs, homelessness services, and having a competitive bidders' process.

ACTION: Close the public hearing. (Pinkard/Ramirez) Approved as recommended with a competitive bidding process for economic development portion. (Pinkard/MacDonald). Ayes: Ramirez, Pinkard, MacDonald, and Flynn. Absent: Holden. Abstain: MacDonald only regarding Campus Park.

M. REPORT OF CITY MANAGER

1. **SUBJECT:** Ventura County Board of Supervisor's Proposed Redistricting Plan.

RECOMMENDATION: Receive a verbal report on the Ventura County Board of Supervisor's Proposed Redistricting Plan and provide direction to staff.

DISCUSSION: The Special Assistant to the City Manager reviewed: 1) the use of the 2010 census to draw the new boundaries of the Ventura County supervisor districts; 2) several options the Ventura County Supervisor were discussing; and 3) the requirement to have five districts with populations within one percent population difference. The Compliance Services Manager commented that the Oxnard district must shrink due to increased population and the need for public input.

The City Council expressed concerns: with the proposal of Oxnard having four supervisor districts, the need to have public comments at the County redistricting meetings, the need to have a Oxnard meeting for local comments, and the desire to have only two County supervisors representing Oxnard.

The following individuals presented comments: Jim Heasley; Nancy Lindholm; William Terry; Pat Brown

ACTION: Received the report and directed staff to send a letter to the Board of County Supervisors stating the City Council concerns.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

At the May 17, 2011 Council meeting, the appeal of the proposed McGrath Peaker Facility by Southern California Edison will be placed the agenda for discussion.

O. REPORTS

Finance Department

- 1. SUBJECT: Discussion of City Auditor Agreement. (047)
RECOMMENDATION: Receive a report on the current agreement with Mayer Hoffman McCann P.C. (MHM) for financial audit services and provide direction to staff regarding the Fiscal Year 2010-2011 audit.
DISCUSSION: The Chief Financial Officer reviewed the current City auditor agreement.

The Council discussed extending the current contract for one year and having future examinations of City auditor agreement.

Comments received from Larry Stein.

ACTION: Provided comments to staff.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Woodrow Thomas; and Pat Brown.

T. ADJOURNMENT

At 10:52 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. IRENE G. PINKARD
Mayor Pro Tem

MINUTES

OXNARD CITY COUNCIL Regular Meeting MAY 10, 2011

A. ROLL CALL/POSTING OF AGENDA

At 6:15 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn and Carmen Ramirez were present. Mayor Thomas E. Holden was absent. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Pro Tem Pinkard presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Alan Holmberg, City Attorney; and James Cameron, Chief Financial Officer.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 6:17 p.m. the City Council recessed to a closed session, based on existing facts and circumstances and on the advice of the City Attorney, pursuant to Government Code section 54956.9(b)(3)(C). At this time, there is significant exposure to litigation against the City in one potential case, based upon a claim of an Oxnard Shores homeowner concerning alleged damage caused by sand accumulation on and near his property.

At 7:01 p.m. the City Council reconvened and the Mayor Pro Tem Pinkard stated that the City would defend litigation regarding alleged damage caused by sand.

D. OPENING CEREMONIES

At 7:02 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Housing Authority. The meeting opened with the pledge of allegiance to the flag of the United States by Joyce Gagarin, followed by a moment of silence. Mayor Pro Tem Pinkard presided. Additional staff members present were: Curtis P. Cannon, Community Development Director; Jason Benites, Assistant Police Chief; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; Michael Henderson, General Services Manager; and Sue Martin, Planning and Environmental Services Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Proclamation Designating the Week of May 15-21, 2011, as "Public Works Week".
DISCUSSION: Lou Balderrama, City Engineer, thanked the Council for the recognition of the work of Public Works personnel.
2. SUBJECT: Presentation to Terrel Harrison from the Executive Director California PAL.
DISCUSSION: Mr. Harrison, President of the California PAL, received recognition from Greg Wilson, Executive Director California PAL, as 2010 California PAL Director of the Year.

4. SUBJECT: Heritage Square 20th Year Anniversary.
DISCUSSION: The Community Development Director introduced the Heritage Square Docents who will help celebrate the 20th Anniversary events.
3. SUBJECT: Presentation of Proclamation Designating May 21-27 as "Safe Boating Week".
DISCUSSION: Jim Caver, Coast Guard Commander, commented on the importance of life jackets and water awareness.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Jerald Hommaker; Ed Ellis; Armando Vazquez; Al DeLorey; Bill Terry; Prisells Cisneros; Martin Jones; Steve Nash; Larry Stein; Eric Valusek; Ali Karandish; Joe Fosman; Pat Brown.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The General Services Manager reviewed the indirect/administrative costs of landscape district.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Nancy Pederson (I-9); and Pat Brown (I-5).

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the City Council for April 5, 2011. (001)
RECOMMENDATION: Approve.

City Manager

2. SUBJECT: Agreements for City Council Review. (013)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments.
ACTION: The City Council agreed to removed section 1 and 2 from I-2 of the agenda.
3. SUBJECT: Scheduling of Public Hearing and Adoption of Resolutions to Declare Intent to Levy FY 2011-2012 Assessments for Landscape Maintenance District Nos. 1 Through 3, and 7 Through 26. (015)
RECOMMENDATION: 1) Adopt **Resolution Nos 13,963 – 13,984** declaring City Council's intention to levy FY 2011-2012 assessments for Landscape Maintenance Districts Nos. 1 through 3, and 7 through 26 in the following tracts: • Tract No. 2247, District No. 1 (Summerfield), • Tract Nos. 4065, 4164, 4355 and 4225, District No. 2 (Channel Islands Business Park), • Tract No. 3384, District No. 3 (River Ridge), • Tract Nos. 4183 and 3943, District Nos. 7 and 8 (Northfield/Seagate Business Park), • Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields), • Tract No. 4405, District No. 10 (Country Club Estates), • Tract No. 4376, District No. 11 (St. Tropez), • Tract No. 4294, District No. 12 (Standard Pacific), • Tract No. 4424, District No. 13 (Le Village), • Tract No. 4492, District No. 14 (California Cove), • Tract

No. 4443, District No. 15 (Pelican Pointe), • Tract No. 4810, District No. 16 (California Lighthouse), • Tract No. 4702, District No. 17 (Village of San Miguel), • Parcel Map Nos. 213-03-28 and 213-03-29, District No. 18, (St. John's Regional Medical Center), • Tract No. 4827, District No. 19 (Shopping at the Rose), • Parcel Map Nos. 231-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center), • Tract No. 3384-7, 8, District No. 21 (Cypress Pointe), • Tract No. 4611, District No. 22 (McDonald's Median), • Tract No. 4529, District No. 23 (Greystone), • Tract No. 4529, District No. 24 (Vineyards), • Tract No. 4840, District No. 25 (The Pointe), and • Parcel Map No. 94-5-25, District No. 26 (Albertson's); and 2) Set a public hearing for June 7, 2011, on the levy of the proposed assessments in Landscape Maintenance District Nos. 1 through 3, and 7 through 26.*

4. **SUBJECT:** Gold Coast Transit (GCT) FY 2011/12 Capital and Operating Budget. (157)
RECOMMENDATION: Support the GCT Fiscal Year (FY) 2011/12 proposed capital and operating budget in an amount not to exceed \$4,981,910 for fixed route service, senior and disabled paratransit service, and the capital program.

Development Services Department

5. **SUBJECT:** Support for a Naval Base Ventura County (NBVC) Joint Land Use Study Application to the U.S. Department of Defense, Office of Economic Adjustment. (159)
RECOMMENDATION: Adopt **Resolution Nos 13,985** of support for a NBVC Joint Land Use Study Application to the U.S. Department of Defense, Office of Economic Adjustment.

Police Department

8. **SUBJECT:** Community Oriented Policing Services Hiring Program. (173)
RECOMMENDATION: 1) Adopt **Resolution Nos 13,986** authorizing the City Manager to submit an application for \$4,376,328 in U.S. Department of Justice (DOJ) grant funds from the Community Oriented Policing Services (COPS) Hiring Program (CHP) for eleven (11) new entry-level police officer positions; and 2) Authorize the City Manager or designee to appropriate grant funds upon grant award.

Public Works Department

9. **SUBJECT:** PW10-21 Resurfacing Project of the Cypress Gardens Neighborhood bounded by Pleasant Valley Road, The Ventura County Watershed Protection District Flood Control Channel, Hueneme Road, and Saviers Road and in the Cal-Gisler Neighborhood bounded by Oxnard Boulevard, The Ventura County Watershed Protection District Flood Control Channel, Channel Islands Boulevard and Saviers Road. (177)
RECOMMENDATION: Approve Project Specification No. PW10-21 for pavement resurfacing, sidewalk, curb and gutter repair, replacing street name signs in the Cypress Gardens Neighborhood and in the Cal-Gisler Neighborhood and authorize staff to solicit bids.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended with the removal of section 1 and 2 from I-2 of the agenda. (MacDonald/Pinkard) Ayes: Pinkard, MacDonald, Flynn, and Ramirez. Absent: Holden. *Abstain: Pinkard only regarding District 3 and District 16 of I-3.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGSDevelopment Services Department

1. SUBJECT: The Paseo Nuevo Affordable Housing Project – Planning & Zoning Permit Nos. 11-570-01 (Zone Change), 11-535-01 (Density Bonus), and 11-540-01 (Planned Development) Located at 5637 – 5727 Cypress Road. Filed by McCarthy Companies, Agent for Ramona Property Partners, LLC.

RECOMMENDATION: Continue to May 17, 2011

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

HOUSING AUTHORITY

At 8:36 p.m. the joint meeting with the Housing Authority concluded.

M. REPORT OF CITY MANAGER

The City Manager commented: on that ongoing River Park soil investigation; upcoming Police Ceremony recognizing fallen officers; and a Fire Fighter Quest fundraising campaign.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The City Council commented on: County Supervisors meetings to review the future county supervisor boundaries; possible cancellation of June 7 meeting to attend next Supervisor meeting; placing Spanish translation on future agenda; and information from the newly created cultural arts committee.

Mayor Pro Tem Pinkard reported on recent Channel Cities Division California League of Cities meeting discussing the State redevelopment issue.

O. REPORTSP. PUBLIC COMMENTS ON REPORTSQ. APPOINTMENT ITEMSR. STUDY SESSIONDevelopment Services Department

1. SUBJECT: Pre-Application Review of a Request for the Teal Club Specific Plan Area bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south and Ventura Road on the east. Filed by Dennis Hardgrave, Development Planning Services Inc., designated agent for the Borchard family and Borchard Teal Club Ranch. (181)

RECOMMENDATION: Review and provide preliminary comments on a pre-application to develop a 175-acre area generally bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south, and Ventura Road on the east (see Attachment 1). The proposal includes a total of 990 residential dwelling units, mixed use and retail uses, a fire station, YMCA facility, an elementary school, public parks and landscape buffers.

DISCUSSION: The Planning and Environmental Services Manager briefly outlined the proposed development which included housing, businesses and proposed school site.

Dennis Hardgrave commented on possible site location of residential homes, business sites, school, public recreation land (possible YMCA site) and possible Fire Station site. Sal Cisneros, YMCA, commented on the possible YMCA site.

Comments were received from: Larry Stein; Todd McNamee (airport use); Pat Brown, Edward Castillo.

The City Council provided comments regarding land use (mix use), airport use, noise, water use planning, public recreation and school issues.

ACTION: The City Council provided comments.

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:55 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. IRENE G. PINKARD
Mayor Pro Tem

MINUTES

OXNARD CITY COUNCIL

Regular Meeting

May 17, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:38 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Community Development Commission, Housing Authority, and Finance Authority. Councilmembers Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn and Carmen Ramirez were present. Mayor Thomas E. Holden was absent. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Pro Tem Pinkard presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Alan Holmberg, City Attorney; Curtis P. Cannon, Community Development Director; Jeri Williams, Police Chief; William "Joe" Milligan, Fire Chief; Michelle Tellez, Human Resources Director; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; Michael Henderson, General Services Manager; Joe Rodriguez, General Manager; Martin Erickson, Special Assistant to the City Manager; Anthony Emmert, Water Resources Manager; Scott Whitney Assistant Police Chief; and Sofia Balderrama, Special Projects 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 Deborah Martinez, Distinguished Teacher of the Year, followed by a moment of silence.

E. CEREMONIAL CALENDAR

1. SUBJECT: Water Conservation Student Art Contest Awards Ceremony.
DISCUSSION: Dakota Corey, Water Conservation Outreach Coordinator, introduced 14 local school winners of the Water Conservation Student Art Contest to be featured on the water calendar and thanked schools, teachers and the Cargege Art Museum.
2. SUBJECT: Presentation of Strawberry Festival Poster.
DISCUSSION: Daisy Tatum, Strawberry Festival Chairperson, presented the 28th Strawberry Festival Poster to the City.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

John Zaragoza (County Supervisor's districts); Ruben Flores; Jerald Housmaker, Larry Stein, Nancy Lindholm; Alan Sanders.

The following individuals commented on the proposed South Shore development: Vincent Gasca; Frankie Gasca; Gustavo De Haro; Leronel Alfaro; Janet Bridgers; Julie Pena.

Q. APPOINTMENT ITEMS**City Manager**

1. **SUBJECT:** Measure "O" Half-Cent Sales Tax Allocations. (151)

RECOMMENDATION: 1) Review and provide direction on Measure O funding options including various Public Safety projects; and 2) Authorize the City Manager to establish the appropriate budgets for the approved projects and programs.

DISCUSSION: The Special Assistant to the City Manager reviewed current Measure O projects and outlined possible future projects. The Chief Financial Officer outlined Measure O costs and general fund revenues. The Fire Chief and Assistant Police Chief commented on possible public safety funding including enhanced community Policing staffing and building/staffing of a new Fire Station.

The Council commented on: use of Measure "O" funding; the response time of Police and Fire Departments; long-term funding of municipal projects; Police/Code Enforcement staffing; Fire staffing of a College Park Fire Station; and best location of a new Fire Station.

Nancy Linholm; Larry Stein; Pat Brown; Bert Perello; Dennis Ralph

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

N. CITY COUNCIL BUSINESS COMMITTEE REPORTS

1. **SUBJECT:** Cancellation of the Regular Meeting Scheduled for June 7, 2011. (125)

RECOMMENDATION: Cancel their regular meeting scheduled for June 7, 2011.

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

COMMUNITY DEVELOPMENT AND HOUSING AUTHORITY

At 9:34 p.m. the joint meetings with the Community Development Commission and Housing Authority concluded.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The General Services Manager and General Manager reviewed cost savings (I-3). The Human Resources Director reviewed reasons for the action (I-6). The Special Projects Manager outlined the grant to work with local schools (I-10).

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Bert Perello (I-1, section 12)

I. INFORMATION/CONSENT AGENDA

City Manager

1. SUBJECT: Agreements for City Council Review. (001)
RECOMMENDATION: Pursuant to Ordinance 2835, approve and authorize the City Manager to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but less than \$250,000.
ACTION: Removed item 12 from the agenda
2. SUBJECT: Agreement for Trade Services with American Heritage Landscape. (005)
RECOMMENDATION: Approve and authorize the Mayor to execute a three year agreement, with American Heritage Landscape (5403-11-CM) in the amount of \$288,000 for the purpose of providing landscape maintenance services within Community Facility District (CFD) No. 4 known as Seabridge located on Wooley Road between Victoria Avenue and Trade Winds Drive.
3. SUBJECT: Third Amendment to Agreement with Genuine Parts Company. (027)
RECOMMENDATION: Approve and authorize the Mayor to execute the Third Amendment to the Agreement with Genuine Parts Company (A-6801) in the amount of \$1,370,000, for a total contract amount of \$5,060,000 to provide on-site repair parts and tires to City for an additional year, until June 30, 2012.
4. SUBJECT: Approval of Award for Main Library HVAC Control System Project. (031)
RECOMMENDATION: 1) Approve the award of Contract to Signet Control, Inc., (A-7405) in the amount of \$382,600 for the Main Library's HVAC Control System, located at 251 So. A Street; and 2) Authorize the Mayor to execute the contract upon receipt of all supporting contract documents.

Development Services Department

5. SUBJECT: New Traffic Signal at the Intersection of Forest Park Boulevard and Thames River Drive. (047)
RECOMMENDATION: 1) Adopt Project Specification No DS 11-09 for the installation of a new traffic signal at the intersection of Forest Park Boulevard and Thames River Drive; and 2) Approve the appropriation of \$246,798 from the Circulation System Improvement Fee (CSIF) Fund for the installation of a new traffic signal at Forest Park Boulevard and Thames River Drive.

Human Resources Department

6. SUBJECT: Amendment to the Memorandum of Understanding with the Oxnard Public Safety Managers' Association OPSMA (Police Unit). (051)
RECOMMENDATION: 1) Ratify changes to the Memorandum of Understanding (MOU) between the City and the Oxnard Public Safety Managers' Association (Police Unit). This contract commenced July 1st, 2008 and expires on June 30th, 2014; and 2) Adopt **Resolution No. 13,988** implementing the changes to MOU for the Oxnard Public Safety Managers' Association (Police Unit).

Police Department

7. SUBJECT: Resolution to Commend to Tim Lumas for 20 Years of Service. (055)
RECOMMENDATION: Adopt **Resolution No. 13,989**.

Public Works Department

8. SUBJECT: Second Amendment to Agreement with King Lee Technologies for Supply and Delivery of Antiscalant to the Water Campus. (057)
RECOMMENDATION: Approve and authorize the Mayor to execute a Second Amendment to the Agreement with King Lee Technologies (4218-07-PW) for Supply and Delivery of Antiscalant to the Water Campus to increase the amount from \$198,200 by \$110,787 for a total of \$308,987 and to extend the expiration date to April 6, 2012.
9. SUBJECT: Recycled Water Backbone System (RWBS) – PW 07-05 Change Order No. 17A and Change Order No. 17 C Street Alignment. (059)
RECOMMENDATION: 1) Ratify and authorize the Mayor to execute Change Order No. 17A in the amount of \$723,485.48 to Agreement with Creamer/Spiniello, Joint Ventura (A-7327), increasing the amount from \$13,297,886.35 to \$14,021,371.83; 2) Approve and authorize the Mayor to execute Change Order No. 17, a net deduction in the amount of \$1,633,876.29 to Agreement with Creamer/Spiniello, Joint Venture (A-7327), decreasing the amount from \$14,021,371.83 to \$12,387,495.54; and 3) Approve and adopt Addendum No. 1 to the Final Mitigated Negative Declaration 10-1 for Phase 1 of the Recycled Water Backbone System (RWBS) to include the C Street Alignment.

Recreation and Community Services Department

10. SUBJECT: Agreement With the Oxnard School District to Receive Grant Funds For the City's Participation in the State Funded After School Education and Safety Program in FY 11-12. (073)
RECOMMENDATION: Approve and authorize the Mayor to execute an agreement with the Oxnard School District (A-7410) for the City to receive an amount not to exceed \$2,100,000 for providing after school services as part of the California Department of Education's After School Education and Safety (ASES) Program at 20 schools in FY11-12, containing an option to renew the agreement annually.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended with removal of item 12 from I-1. (MacDonald/Pinkard) Ayes: MacDonald, Flynn, Ramirez, and Pinkard. Absent: Holden.

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

ACTION: Mayor Pro Tem Pinkard declared the public hearing open.

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

Fire Department

1. SUBJECT: Adjustment of Fees for Certified Unified Program Agency Services and Permits. (093)
RECOMMENDATION: Adopt **Resolution No. 13,990** establishing fees for services performed and permits issued by the Certified Unified Program Agency of the Fire Department.
ACTION: Close the public hearing. (MacDonald/Ramirez) Approved as recommended.
(MacDonald/Ramirez) Ayes: Flynn, Ramirez, Pinkard, and MacDonald. Absent: Holden.

L. PUBLIC HEARINGSDevelopment Services Department

1. SUBJECT: The Paseo Nuevo Affordable Housing Project – Planning & Zoning Permit Nos. 11-570-01 (Zone Change), 11-535-01 (Density Bonus), and 11-540-01 (Planned Development) Located at 5637 – 5727 Cypress Road. Filed by McCarthy Companies, Agent for Ramona Property Partners, LLC. (099)
RECOMMENDATION: Continue to June 21, 2011.
ACTION: Approved as recommended. (Ramirez/MacDonald) Ayes: Flynn, Ramirez, MacDonald, and Pinkard. Absent: Holden.

Community Development Department

2. SUBJECT: Relocation and Replacement Housing Plans for the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. 109)
RECOMMENDATION: Continue to June 21, 2011.
ACTION: Approved as recommended. (MacDonald/Pinkard) Ayes: Flynn, Ramirez and MacDonald, and Pinkard. Absent: Holden.

Housing Department

3. SUBJECT: Issuance of Housing Authority Multifamily Housing Revenue Bonds for Las Villas de Paseo Nuevo, Located at 5637 to 5727 Cypress Road. (113)
RECOMMENDATION: Continue to June 21, 2011.
ACTION: Approved as recommended. (Ramirez/Pinkard) Ayes: Flynn, Ramirez and MacDonald, and Pinkard. Absent: Holden.

M. REPORT OF CITY MANAGER

The Fire Chief commented on a weekend fire which the City and County responded to.

O. REPORTSFinance Department

1. SUBJECT: Issuance of Lease Revenue Refunding Bonds Series 2011. (127)
RECOMMENDATION: Adopt **Resolution No. 13,991** authorizing the sale, issuance, and delivery of not more than \$25 million in principal amount of the City of Oxnard Financing Authority Lease Revenue Refunding Bonds, Series 2011, and approving certain documents and authorizing certain actions in connection therewith.

DISCUSSION: The Chief Financial Officer reviewed

Comments were received from Larry Stein, Bert Perello, and Martin Jones.

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

Housing Department

2. SUBJECT: Affordable Housing Loan Agreements in the Total Sum of \$7 Million and Amendment of Predevelopment Agreement Regarding the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. (143)

RECOMMENDATION: Continue to June 21, 2011

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

P. PUBLIC COMMENTS ON REPORTS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

FINANCE AUTHORITY

At 10:26 p.m. the joint meeting with the Finance Authority concluded.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Ed Ellis; Frank Nilsen; William Terry; Bert Perello; Pat Brown.

T. ADJOURNMENT

At 10:36 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. IRENE G. PINKARD
Mayor Pro Tem

MINUTES

OXNARD CITY COUNCIL

Special Meeting

May 17, 2011

A. ROLL CALL/POSTING OF AGENDA

At 5:34 p.m., the special meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Bryan A. MacDonald, Timothy B. Flynn and Carmen Ramirez were present. Councilmembers Thomas E. Holden and Irene G. Pinkard were absent. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Councilman MacDonald presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, City Manager; Karen Burnham, Assistant City Manager; Alan Holmberg, City Attorney; Jeri Williams, Police Chief; Chris Williamson, Senior Planner; and Anthony Emmert, Water Resources Manager.

B. PUBLIC COMMENTS ON REPORT

C. REPORTS

Public Works/City Attorney

1. SUBJECT: Appeal Hearing Regarding Compliance with the City's Water Use Neutrality Policy by Southern California Edison for New Water Service to the Proposed McGrath Peaker Facility at 251 North Harbor Boulevard.

RECOMMENDATION: Adopt **Resolution No. 13,987** denying the appeal by Southern California Edison ("SCE") and affirm staff's determination that SCE's offer to pay the City to pre-purchase 728 acre-feet of water from Calleguas Municipal Water District ("CMWD") to meet the lifecycle water needs of the proposed McGrath Peaker Project ("Project") does not satisfy the requirements of the City's Water Neutrality Policy ("Policy").

DISCUSSION: The Senior Planner reviewed 1) current water use management; 2) history of the proposed development of the Peaker Plant; and 3) California court and California Coastal Commission decisions. The Water Resources Manager reviewed water use issues including use of recycled water, water credit, and water off-sets. He also discussed the City not having a reliable water storage system under its controlled.

Russell Archer, Edison, commented on the willingness of Edison to work with the City to satisfy water use by using available water off-sets and using any other reasonable water source.

The following individuals provided comments: William Terry; Eileen Tracy; Nancy Lindholm; Gloria Roman; Charles McLaughlin; Larry Stein; Julie Pena; Trisha Munro; Frank Nilsen; Yvonne Gutierrez; Patricia Einstein; Mike de Martino; Alan Sanders; Janet Bridgers; Rodney Cobos; Jean Roundtree; Bert Perello.

The City Council discussed current water use policy and future municipal water use needs.

ACTION: Approve the recommendation. (Ramirez/MacDonald) Ayes: Flynn, Ramirez, and MacDonald. Absent: Holden and Pinkard.

D. ADJOURNMENT

At 7:22 p.m., the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

BRYAN A. MacDONALD
Councilman



MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

April 12, 2011

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 Financing Authority. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez 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.

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. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Alan Holmberg, General Counsel; Curtis Cannon, Community Development Director; and Michael Henderson, General 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

City Clerk Department

1. SUBJECT: Minutes of the Regular Meeting of the Community Development Commission for March 8 and 22, 2011, and April 5, 2011; Minutes of the Special Meeting of the Community Development Commission for March 8, 2011. (001)
RECOMMENDATION: Approve.

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

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

Finance Department

1 SUBJECT: City of Oxnard Financing Authority Tax Allocation Bonds, Series 2011 (RiverPark Maintenance Facility). (019)

RECOMMENDATION: 1) Conduct a joint public hearing with the City Council concerning the use of tax increment revenues for the purpose of issuing bonded indebtedness to construct the RiverPark Maintenance Facility; 2) Conduct a public hearing for the purpose of considering the proposed issuance and sale by the Commission of its Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2011, in an aggregate principal amount not to exceed \$10,500,000 (the "Bonds"), for the purpose of providing funds to the Commission to finance redevelopment activities within the Historic Enhancement and Revitalization of Oxnard (HERO) Project Area (the "Project Area"); and 3) Adopt a resolution making certain determinations and findings pursuant to Health and Safety Code Section 33445 regarding the funding by the Oxnard Community Development Commission of the cost of certain publicly owned facilities, authorizing the sale, issuance, and delivery of not more than \$10,500,000 in principal amount of Oxnard Community Development Commission Historic Enhancement And Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2011, and approving certain documents and authorizing certain actions in connection therewith.

DISCUSSION: The Financial Services Manager reviewed the funding of the bonds and the pay back schedule of bonds. Bill Reynolds, Financial Advisor from Southwest, commented on the rating of the City. The Chief Financial Officer commented on bond insurance, consultant costs and effects of State actions. Bruce Graham, bond consultant,

Comments were received by: William Terry; Martin Jones; Pat Brown; Jean Joneson; Shirley Godwin; Dan Lechliter; Bert Perello; and Larry Stein.

ACTION: Close the public hearing (Pinkard/Holden) approved unanimously.

DISCUSSION: The General Services Manager and Community Development Director reviewed the reasons for the building of the structure.

The City Council commented on the need for structure, funding of the structure, comparison funding of other developments, and need for more information.

ACTION: Provided comments to staff and move to continue to this item. (Holden/Pinkard) unanimously.

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
CITY COUNCIL/FINANCING AUTHORITY

At 10:50 p.m. the joint 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 10:50 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 19, 2011

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

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

April 26, 2011

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 Oxnard City Council. Commissioners Thomas E. Holden, Irene G. Pinkard, Bryan A. MacDonald, Timothy B. Flynn and Carmen Ramirez were present. The Deputy Secretary Designate 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, Secretary Designate.; Edmund Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Alan Holmberg, General Counsel; Jason Benites, Assistant Police Chief; Grace Magistrale Hoffman, Deputy Executive Director; ; Michelle Tellez, Human Resources Director; James Cameron, Chief Financial Officer, Curtis Cannon, Community Development Director; Barbara Murray; Library Director; Matthew Winegar, Development Services Director; William Wilkins, Housing Director; Danielle Navas, City Treasurer; Michael Henderson, Maintenance Services Manager; Rob Roshanian, Development Services Manager; Kymberly Horner, Interim Redevelopment Services Manager; Martin Erickson, Special Assistant to the City Manager; Effren Gore, Youth Training Manager; and Lyn Bennett, Deputy Secretary Designate.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States by Daniel Martinez, City Clerk, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

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

O. REPORTS

2. **SUBJECT:** Second Amendment to Affordable Housing Loan Agreement and Memorandum of Understanding Regarding Lot 17A (collectively the "MOU") and Sonata Apartments Acquisition, Predevelopment and Permanent Loan Agreement ("Sonata Loan Agreement").

RECOMMENDATION: 1) Approve and authorize the Chairman as to the MOU, to execute the MOU and Sonata Loan Agreement, in substantially the form presented in Attachments #1 and #2, with such non-substantive changes as may be approved by the City Attorney, and direct the Community Development Director (or designee) to execute a Local Financing Commitment Letter, evidencing the City's approval for benefit of obtaining tax credits, in a form acceptable to the City Attorney; 2) Re-Authorize the previous appropriation of funds and expressly limit the City's obligation to the total amount of \$3,000,000 from the Low and Moderate Income Housing Fund ("LMIHF") for the development and construction of 53 affordable housing involving Lots 3, 11, 12, 16 and 17 of Districts A and D of the RiverPark Specific Plan within the HERO Redevelopment Project; 3) Authorize the City Manager and Community Development Director (or designees), with approval from the City Attorney, and the Executive Director and Community Development Director, with approval from General Counsel on behalf of the Commission to prepare, revise and sign all documents necessary and appropriate to carry out and implement the MOU and Sonata Loan Agreement, and to administer the City's obligations, responsibilities and duties pursuant to those documents; and 4) Authorize the Chief Financial Officer to establish necessary accounts and budgets in accordance with these recommendations.

DISCUSSION: Bert Perello, Pat Brown.

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

P. PUBLIC COMMENTS ON REPORTS**Q. APPOINTMENT ITEMS****R. STUDY SESSION****CITY COUNCIL**

At 10:34 p.m. the joint meeting with the City Council concluded.

S. PUBLIC COMMENTS ON STUDY SESSION**T. ADJOURNMENT**

At 10:34 p.m., the Community Development Commission concurred to adjourn the meeting.

LYN BENNETT
Secretary Designate

DR. THOMAS E. HOLDEN
Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

May 03, 2011

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

DANIEL MARTINEZ
Secretary Designate

DR. IRENE G. PINKARD
Vice-Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 10, 2011

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

DANIEL MARTINEZ
Secretary Designate

DR. IRENE G. PINKARD
Vice-Chairman

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION Regular Meeting May 17, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:38 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council, Housing Authority and Financing Authority. Commissioners Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, and Carmen Ramirez were present. Chairman Thomas E. Holden was absent. The Designate Secretary stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Vice-Chair Pinkard presided and called the meeting to order. Staff members present were: Daniel Martinez, Designate Secretary; Edmund F. Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Alan Holmberg, General Counsel; Jeri Williams, Police Chief; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; and William Wilkins, Housing 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 by Deborah Martinez, Distinguished Teacher of the Year, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

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

Community Development Department

2. SUBJECT: Relocation and Replacement Housing Plans for the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190.
(109)

RECOMMENDATION: Continue to June 21, 2011

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

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS

1. SUBJECT: Cancellation of the Regular Meeting Scheduled for June 7, 2011. (125)
RECOMMENDATION: Cancel their regular meeting scheduled for June 7, 2011.
ACTION: Approved as recommended. (Ramirez/Flynn) Ayes: Pinkard, MacDonald Flynn, and Ramirez. Absent: Holden.

O. REPORTS

Housing Department

2. SUBJECT: Affordable Housing Loan Agreements in the Total Sum of \$7 Million and Amendment of Predevelopment Agreement Regarding the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. (143)
RECOMMENDATION: Continue to June 21, 2011
ACTION: Approved as recommended. (Ramirez/Flynn) Ayes: Flynn, Ramirez, MacDonald, and Pinkard. Absent: Holden.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

CITY COUNCIL/HOUSING AUTHORITY/FINANCE AUTHORITY

At 9:34 p.m. the joint meetings with the City Council, Housing Authority, and Finance Authority concluded.

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:34 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. IRENE G. PINKARD
Vice-Chairman

MINUTES

OXNARD HOUSING AUTHORITY Regular Meeting May 10, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:02 p.m., the regular meeting of the Oxnard Housing Authority convened in the Council Chambers, concurrently with the Oxnard City Council. Commissioners Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, Carmen Ramirez, Jose Andrade and Francisco Vega 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-Chairperson Pinkard 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; Alan Holmberg, General Counsel; Grace Magistrale Hoffman, Deputy Executive Secretary

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 Meeting of the Oxnard Housing Authority for April 5, 12, 19, 26 and May 3, 2011. (001)
RECOMMENDATION: Approve.

Housing Department

6. SUBJECT: Low Rent Public Housing Budget Revision. (163)
RECOMMENDATION: That the Board of Commissioners of the Housing Authority of the City of Oxnard ("Authority") adopt **Resolution No. 1247** approving and adopting a revision to the Low Rent Public Housing program ("LRPH") budget for fiscal year 2011, as presented for each project area.

7. SUBJECT: Housing Authority Investment in the Local Agency Investment Fund. (169)
RECOMMENDATION: That the Board of Commissioners of the Housing Authority of the City of Oxnard ("Authority") adopt **Resolution No. 1248** approving the investment of monies into the Local Agency Investment Fund and designating the individuals authorized to transact on that account.

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

- J. TRANSMITTAL OF INFORMATION ONLY ITEMS
K. INFORMATION/CONSENT PUBLIC HEARINGS
L. PUBLIC HEARINGS
M. REPORT OF SECRETARY
N. HOUSING AUTHORITY COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL

At 8:36 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 8:36 p.m. the Housing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. IRENE G. PINKARD
Vice-Chairperson

MINUTES

OXNARD HOUSING AUTHORITY Regular Meeting May 17, 2011

A. ROLL CALL/POSTING OF AGENDA

At 7:38 p.m., the regular meeting of the Oxnard Housing Authority convened in the Council Chambers, concurrently with the City Council, Community Development Commission, and Finance Authority. Commissioners Irene G. Pinkard, Bryan A. MacDonald, Tim Flynn, Carmen Ramirez, Jose Andrade and Francisco Vega 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-Chairperson Pinkard 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; Alan Holmberg, General Counsel; Grace Magistrale Hoffman, Deputy Executive Secretary

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 Deborah Martinez, Distinguished Teacher of the Year, 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

Community Development Department

2. SUBJECT: Relocation and Replacement Housing Plans for the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. (109)
RECOMMENDATION: Continue to June 21, 2011
ACTION: Approved as recommended. (Ramirez/MacDonald) Ayes: Flynn, Ramirez, MacDonald, and Pinkard. Absent: Holden.

Housing Department

3. **SUBJECT:** Issuance of Housing Authority Multifamily Housing Revenue Bonds for Las Villas de Paseo Nuevo, Located at 5637 to 5727 Cypress Road. (113)

RECOMMENDATION: 1) Adopt a resolution setting forth the Housing Authority's official intent to issue multifamily housing revenue bonds in a principal amount of up to \$16,000,000 to finance the acquisition and construction of Las Villas de Paseo Nuevo, authorizing the Housing Director of the Housing Authority to apply to the California Debt Limit Allocation Committee for an allocation of tax-exempt bond authority for the bonds, and designating the law firm of Quint and Thimmig LLP as bond counsel to the Housing Authority for the bonds.

RECOMMENDATION: Continue to June 21, 20011

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

M. REPORT OF SECRETARY

N. HOUSING AUTHORITY COMMISSION BUSINESS/COMMITTEE REPORTS

1. **SUBJECT:** Cancellation of the Regular Meeting Scheduled for June 7, 2011. (125)

RECOMMENDATION: Cancel their regular meeting scheduled for June 7, 2011.

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

O. REPORTS

Housing Department

2. **SUBJECT:** Affordable Housing Loan Agreements in the Total Sum of \$7 Million and Amendment of Predevelopment Agreement Regarding the Las Villas de Paseo Nuevo Project Located in the Cypress Neighborhood Southwest of the Intersection of Cypress Road and Pleasant Valley Road, Ventura County Assessor Parcel Nos. 222-0-070-110, 155, 185 and 190. (143)

RECOMMENDATION: Continue to June 21, 20011

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

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION/FINANCE AUTHORITY

At 9:34 p.m. the joint meetings with the City Council, Community Development Commission, and Finance Authority concluded.

T. ADJOURNMENT

At 9:34 p.m. the Housing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. IRENE G. PINKARD
Vice-Chairman