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AGENDA
CC/CDC/HA
Regular Meetings
City Council Chambers, 305 West Third Street, Oxnard
March 07, 2006
07:00 p.m.

A. ROLL CALL/POSTING OF AGENDA

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

That City Council recessed to closed session, pursuant to Government Code Section 54956.9(a), to confer with its attorneys. The title and case number of the ligiation being discussed is In re the Matter of Kern County and Oxnard, W.O. Nimber: C02991.

The City Council will also recess to closed session, pursuant to Government Code Section 54956.8, to give instructions to its negotiator, Mike More, Financial Services Manager, regarding the price and terms of payment for the potential sale by the City of (a) 4.65 acres of land located immediately east of the River Ridge Golf Club and west of Ventura Road, commonly referred to as River Ridge Fields, to Trimark Pacific Homes, L.P., a California Limited Partnership (Trimark), William Lyon Homes, Inc. (Lyon Homes), Casden Oxnard, LLC (Casden), or Trammell Crow Residential (Trammell Crow) and (b) 10.25 acres of land located east of the River Ridge Golf Club, west of Ventura Road and south of the Santa Clara River to the Olson Company, FF Realty, LLC, a Delaware Limited Liability Company, Trimark, Lyon Homes, Casden or Trammell Crow.

D. OPENING CEREMONIES Pledge of allegiance by Gary Carr of the Sister City Committee and moment of silence for Juan Torres, father of Sofia Balderrama.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Plaque to City Council from Oxnardâ€™s Sister City Ocotlan.
DISCUSSION: Mr. Carr, President, Sister Cities presented plaque from Sister City, Ocotlan, to thank City Council for the gift of fire engine

2. SUBJECT: Presentation of a Proclamation Designating the Week of March 5 - 11, 2006, as "Women in Construction Week."
DISCUSSION: Proclamation presented to Shannon DeSilva, Chapter 139 Ventura Chapter of National Association of Women in Construction

3. SUBJECT: Presentation of a Proclamation Designating the Week of February 26 - March 4, 2006, as "Peace Corps Week."
DISCUSSION: Proclamation to David Briery, Public Affairs Manager, Peace Corps, Central and Southern California. Karl Lawson introduced David and Marie Tourist who have served a volunteers.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

David Diaz re: griffiti eradication.

John Korsten re: code enforcement issues.

Jose Martinez re: Sports Park at Gonzales Road and Oxnard Boulevard.

Pat Brown re: notice of nieghborhood meeting.

Francisco Romero re: gang injuction.

Edward Casillo re: Oxnard Good Club, closed session parcel and sports park

ACTION: The City Council concurred to move I-1 from I/C to Report section of agenda.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

Development Services Department

2. SUBJECT: Vacation of a Portion of Ventura Road Right-of-Way and an Adjacent "Future Street" Right-of-Way. (017)
CC RECOMMENDATION: Adopt **Resolution No. 13,012** vacating a portion of Ventura Road right-of-way and an adjacent 7.5-foot wide "future street" right-of-way accepted by the City on the title sheet for Tract No. 4334 recorded in Book 114, Pages 62 through 66, inclusive, of Miscellaneous Records (Maps), located along the southwesterly side of Ventura Road approximately 1200 feet north of the Ventura Road/Town Center Drive intersection.

Housing Department

3. SUBJECT: Agreement for Services, Industrial Development Account (IDA) Program, with Cabrillo Economic Development Corporation (CEDC). (021)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute an Agreement for Services, IDA Program, (**A-6615**) with CEDC providing $510,000 to support an IDA program to assist thirty public housing or Section 8 families purchase homes in The Courts 31-1 project or other inclusionary projects; and (2) Approve the appropriation of funds in the amount of $510,000 from the housing in-lieu fee fund balance for the CEDC project.

4. SUBJECT: Disappropriation of $1,200,000 to the In-Lieu Fee Fund Balances. (025)
CC RECOMMENDATION: Approve the disappropriation of funds in the amount of $1,200,000 from the River Oaks Account to the In-Lieu Fee Fund Balances.

5. SUBJECT: Commitment of $2.2 Million for Paseo Santa Clara/RiverPark Affordable Housing. (027)
CC RECOMMENDATION: Authorize the Housing Director to execute a letter to Cabrillo Economic Development Corporation offering to loan $2.2 million from the Affordable Rental Housing Trust Fund to assist in financing an 82-unit affordable rental project at the west end of Olive Street in the RiverPark Project north of the 101 Freeway and west of Vineyard Avenue subject to the approval of the project and the execution of an affordable housing loan agreement.

6. SUBJECT: 10-Year Plan to End Chronic Homelessness. (031)
CC RECOMMENDATION: Approve and authorize the Housing Director to invite members of the public for appointment to a representative panel of Oxnard residents who

will participate in the planning and development of a 10-Year Plan to End Chronic Homelessness.

7. SUBJECT: Amendment to By-Laws for the Commission on Homelessness. (033)
CC RECOMMENDATION: Adopt a resolution amending the "Amended and Restated By- Laws for the Commission on Homelessness" to make the language of the By-Laws consistent with the Oxnard City Code.

8. SUBJECT: Resolution Approving Changes to the Joint Powers Agreement (JPA) of the California Affordable Housing Agency. (043)
HA RECOMMENDATION: Adopt a resolution approving certain changes to the JPA for the California Affordable Housing Agency.

Public Works Department

9. SUBJECT: Water Infrastructure Maintenance/Emergency Repairs Project-Specification PW05-18. (047)
CC RECOMMENDATION: Adopt Project Specification PW05-18 for on-call emergency repairs of water utilities or as needed to handle scheduled work overload.

INFORMATION/CONSENT AGENDA ACTION: Approve.

J. INFORMATION/CONSENT PUBLIC HEARINGS

K. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Appeal of Planning and Zoning Permit No. 05-400-6 (Coastal Development Permit), Filed by James A. Herzoff.
RECOMMENDATION: CONTINUE TO MARCH 21, 2006.
ACTION: The City Council unanimously adopted the recommendation.

L. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

M. CITY COUNCIL/HOUSING AUTHORITY/COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
DISCUSSION: Reports on meetings with legislators in Washington, D.C.

1. SUBJECT: Appointments to Boards, Commissions and Committees. (057)
RECOMMENDATION: (1) That the Mayor, with approval of the City Council, appoint one member to the Library Board; and (2) That the City Council appoint one member to the City of Oxnard Financing Authority.
ACTION: Mayor, with City Council concurrence, appointed Yvette Osinaldi to Library Board. City Council appointed Kay Maribeli to the Financing Authority.

N. REPORTS

City Attorney's Office

5. SUBJECT: Ordinance and Resolution Amending Procedures to Execute Purchasing Documents in Amounts Over $250,000. (001)
RECOMMENDATION: (1) Approve the first reading by title only and subsequent adoption of an ordinance amending sections 4-21, 4-31 through 4-33, 4-70 and 4-71 of chapter 4 of the City Code, concerning the procedure to execute contracts, leases and purchase orders in amounts over $250,000; and (2) Adopt a resolution amending City Council Resolution Nos. 11,716 and 11,717, concerning the procedure to execute contracts, leases and purchase orders in amounts over $250,000.
DISCUSSION: City Manager reports

Edward Casillo re: authorized signing of City Manager

Bert Perello re: Council signing policy

ACTION: Maulhardt moved approval of new purchasing police. Herrera second and approved unanimously.

Public Works Department

1. SUBJECT: Review of Ordinance Restricting the Parking of Oversized Vehicles on City Streets. (061)
RECOMMENDATION: Review and provide direction to the City Manager regarding the

enforcement of Oxnard City Code section 8-41.1 prohibiting the parking of oversized vehicles (higher than 8 feet) on designated City streets.

David Diaz re: traffic safety on small streets.

Bert Perello, Southbank Neighborhood re: weight of vehicles

Edward Casillo re: need for traffic data

Pat Brown re: enforcement of local traffic laws

ACTION: Maulhardt moved aapproval with direction provided and staff return to City Council with collected data. Zaragoza seconded, and approved unanimously.

Housing Department

2. SUBJECT: Affordable Housing and In-Lieu Fee Ordinance.
(063) CC RECOMMENDATION: Approve the first reading by title only and subsequent adoption of an ordinance amending Ordinance No. 2615 regarding in-lieu fees.
ACTION: City Council concur to remove this item from the agenda and continue this item to March 21, 2006.

3. SUBJECT: Formation of a Non-Profit Housing Development Corporation. (069)
HA RECOMMENDATION: That the Housing Authority Board of Commissioners: (1) Approve the submission of an application to the Internal Revenue Service for Section 501(c)(3) nonprofit status, for a housing development corporation which includes the articles of incorporation and by-laws of the corporation; (2) Approve the name of the corporation as "Las Cortes Housing Development Corporation"; (3) Appoint three members from the Housing Authority Board of Commissioners to the corporationâ€™s initial board of directors; and (4) Appoint three at large board members from the community to the corporationâ€™s initial board of directors.

The Housing Rehabilitation Program Manager and Stephen C. Ryan, Cox, Castle, and Nicholson LLP., outlined the formation process.

ACTION: Maulhardt moved to approve part 1 and 2, seconded by Zaragoza, approved unanimously.

ACTION: Maulhardt moved appoint Imogene Hughes, Denise Paul Elliott, Tony Grey, Andres Herrera, John Zaragoza and Carlos Soria to the Las Cortes, Inc. Holden seconded and the motion passed unanimously.

Finance Department

4. SUBJECT: Financing Options for Acquisition of Property Located at 3001 Sturgis Road, Oxnard, CA. (071)
CC RECOMMENDATION: Approve the financing plan for the acquisition of property to be used for a Police Department Annex located at 3001 Sturgis Road in Oxnard, CA.

The Financial Services Manager outlined the process and issuance of bonds.

ACTION: Maulhardt moved to approve bonds, Holden seconded, unanimously.

O. PUBLIC COMMENTS ON REPORTS

P. APPOINTMENT ITEMS

Q. STUDY SESSION

Housing Department

1. SUBJECT: Project Based Accounting and Asset Management for Public Housing. (073)
HA RECOMMENDATION: Consider this report on the regulatory change in the accounting for and management of the Public Housing Program and provide comments.

The Management Accountant/Auditor outlined the public housing accounting system and future actions that would take place.

ACTION: The Housing Authority concurred to receive and provide comments.

R. PUBLIC COMMENTS ON STUDY SESSION

S. ADJOURNMENT