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AGENDA
July 21, 2009
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION
OXNARD HOUSING AUTHORITY
City Council Chambers, 305 West Third Street, Oxnard
5:30 P.M. Closed Session
7:00 P.M. Regular Meetings

A. ROLL CALL/POSTING OF AGENDA

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION

D. OPENING CEREMONIES

RECOMMENDATION: Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation by United Way of Ventura County to the City of Oxnard.
2. SUBJECT: Presentation of the 2009 Ventura County Fair Poster.

- F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)
RECOMMENDATION: At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing. The presiding officer shall limit public comments to three minutes.
- G. REVIEW OF INFORMATION/CONSENT AGENDA
RECOMMENDATION: The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.
- H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA
RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.
- I. INFORMATION/CONSENT AGENDA

City Treasurer Department

1. SUBJECT: Quarterly Investment Report for the Fourth Quarter Fiscal Year (FY) 2008-2009. (001) RECOMMENDATION: Accept the quarterly Investment Report for the Fourth Quarter FY 2008-2009. Legislative Body: CC Contact: Danielle M. Navas Phone: 385-7810

Document: [View Item \(pdf 310KB\)](#)

2. SUBJECT: Ordinance Regulating Massage Professionals and Massage Businesses or Establishments. (007) RECOMMENDATION: Approve the first reading by title only and subsequent adoption of an ordinance amending sections 11-140 and 11-141, the title of section 11-143, sections 11-143, 11-154, and 11-157 of the Oxnard City Code (OCC) and repealing and readopting Article IX of Chapter 11 of the OCC regarding massage

professionals and massage businesses or establishments. Legislative Body: CC Contact: Tammy Gutierrez Phone: 385-7819

Document: [View Item \(pdf 1033KB\)](#)

ACTION: Approved as recommended, Ord. No. 2811.

Finance Department

3. SUBJECT: Structured Payment Program for Development Fees for Construction of Homewood Suites. (023) RECOMMENDATION: (1) Approve the first reading by title only and subsequent adoption of an ordinance allowing a down payment of \$100,000 and payment in monthly installments of the remaining \$389,684 in development fees imposed upon Homewood Suites for construction of an approximately 129 room, four-story hotel at 1950 Solar Drive; and (2) Approve and authorize the Mayor to execute an Agreement to Pay Deferred Development Fees between the City and Homewood Suites (A-7167), requiring Homewood Suites to pay interest on and provide trust deed security for payment of the deferred fees and to pay the deferred fees in installments no later than five years from the date of obtaining a building permit to construct the building. Legislative Body: CC Contact: Sabrina Rodriguez Phone: 385-7465

Document: [View Item \(pdf 349KB\)](#)

ACTION: Approved as recommended, Ord. No. 2812.

4. SUBJECT: Resolution Establishing an Appropriation Limit for Fiscal Year (FY) 2009-2010. (031) RECOMMENDATION: Adopt a resolution establishing an appropriation limit for the FY 2009-2010. Legislative Body: CC Contact: Beth Vo Phone: 385-7464

Document: [View Item \(pdf 138KB\)](#)

ACTION: Approved as recommended, Res. No. 13,730.

5. SUBJECT: Master Surety Bond. (035) RECOMMENDATION: Adopt a resolution establishing a master bond required of specified City employees. Legislative Body: CC Contact: Mike More Phone: 385-7480

Document: [View Item \(pdf 149KB\)](#)

ACTION: Approved as recommended, Res. No. 13,731.

Housing Department

6. **SUBJECT:** Designation of Many Mansions as a Community Housing Development Organization (CHDO). (039) **RECOMMENDATION:** Certify Many Mansions as a CHDO under the guidelines of the U.S. Department of Housing and Urban Development's Housing Opportunity Management and Education Investment Partnership Program. Legislative Body: CC Contact: William Wilkins Phone: 385-8094

Document: [View Item \(pdf 226KB\)](#)

7. **SUBJECT:** Affordable Housing Loan to Oxnard Housing Authority. (043) **RECOMMENDATION:** That the Community Development Commission: (1) Approve and authorize its Chairman to execute an Affordable Housing and Loan Agreement with the Oxnard Housing Authority (A-7203) in the amount of \$350,000 for pre-development costs associated with developing a Housing Authority-owned parcel into Affordable Housing units, located on Cuesta del Mar Street in the Southwinds Redevelopment Project area; and (2) Approve the appropriation of funds in the amount of \$350,000 from the Housing Set-Aside Funds to "CDC Loan/Housing Authority Cuesta del Mar Affordable Housing," from which a loan will be provided to the Housing Authority.

That the Housing Authority approve and authorize the Housing Director to execute the loan agreement with the Community Development Commission. Legislative Body: CDC/HA Contact: Maureen Hooper Phone: 385-7407

Document: [View Item \(pdf 173KB\)](#)

Document: [View Attachment 1 \(pdf 2606KB\)](#)

Public Works Department

8. SUBJECT: Agreement with Kennedy/Jenks Consultants for Recycled Water Master Plan Phase 2. (047) RECOMMENDATION: (1) Approve and authorize the Mayor to execute an agreement with Kennedy/Jenks Consultants (A-7198) in the amount of \$347,000 for the development and preparation of the Recycled Water Master Plan Phase 2A; and (2) Approve a special budget appropriation transferring \$347,000 from the Water Operating Fund (2006 Water Bond) to the Recycled Water Master Plan Project No. 106001. Legislative Body: CC Contact: Lou Balderrama Phone: 340-5358

Document: [View Item \(pdf 200KB\)](#)

Document: [View Attachment 1 \(pdf 1897KB\)](#)

9. SUBJECT: Wastewater Treatment Plant Yard Resurfacing Project. (051) RECOMMENDATION: Approve Project Specification No. PW09-17 for pavement resurfacing and striping at the Oxnard Wastewater Treatment Plant located at 6001 Perkins Road and authorize staff to solicit bids for the project. Legislative Body: CC Contact: Lou Balderrama Phone: 340-5358

Document: [View Item \(pdf 1241KB\)](#)

10. SUBJECT: First Amendment to Agreement for Professional Services with Black and Veatch Corporation for the Final Design of the Recycled Water Backbone System. (055) RECOMMENDATION: (1) Approve and authorize the Mayor to execute the first amendment to the agreement with Black and Veatch Corporation (A-7134) to increase the amount by \$131,494 for a total of \$1,550,830 for the final design, bid phase and post design services for Phase 1 of the Recycled Water Backbone System; and (2) Approve the appropriation of funds in the amount of \$131,494 from the Blending Station #3 Desalter Project No. 066011 to the Recycled Water Backbone System Phase 1 Project No. 096002 for the final design, bid phase and post design services for Phase 1 of the Recycled Water Backbone System. Legislative Body: CC Contact: Lou Balderrama Phone: 340-5358

Document: [View Item \(pdf 614KB\)](#)

11. SUBJECT: PW 07-21 Advanced Water Purification Facility (AWPF). (065) RECOMMENDATION: Approve Project Specification No. PW 07-21 for the construction of the AWPF, located at 5700 South Perkins Road, and authorize staff to solicit bids for the project. Legislative Body: CC Contact: Lou Balderrama Phone: 340-5358

Document: View Item (pdf 278KB)

12. SUBJECT: First Amendment to Agreement with JCI Jones Chemicals for Chemical Supply and Delivery of Sodium Hypochlorite and Sodium Hydroxide to the Water Campus. (069) RECOMMENDATION: Approve and authorize the Mayor to execute the first amendment to the agreement with JCI Jones Chemicals (A-7092) to increase the amount by \$332,564 for a total of \$665,128 for chemical supply and delivery of Sodium Hypochlorite and Sodium Hydroxide, and extend the contract expiration date to August 31, 2010. Legislative Body: CC Contact: Anthony Emmert Phone: 207-1669

Document: View Item (pdf 147KB)

Recreation and Community Services Department

13. SUBJECT: Recognize Grant Funds for the Retired and Senior Volunteer Program (RSVP), Fiscal Year 2009-2010. (071) RECOMMENDATION: (1) Recognize Grant Funding from the Corporation for National and Community Service in the amount of \$53,127 and appropriate a city match in the amount of \$106,492 for the RSVP; and (2) Authorize the City Manager or designee to execute grant agreements; and (3) Authorize the Chief Financial Officer or designee to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds. Legislative Body: CC Contact: Gil Ramirez Phone: 385-7994

Document: View Item (pdf 153KB)

ACTION: INFORMATION/CONSENT AGENDA Approved as recommended.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

City Manager Department

1. SUBJECT: Executed Contracts. (075) Contact Person: Edmund F. Sotelo Phone: 385-7430

NOTE: Pursuant to City Council Resolution No. 13,014, attached is a listing of contracts

in amounts over \$100,000 to \$250,000 executed by the City Manager for the period of June 1 through June 30, 2009.

Document: [View Item \(pdf 93KB\)](#)

K. INFORMATION/CONSENT PUBLIC HEARINGS

Development Services Department

1. **SUBJECT:** Planning and Zoning Permit No. 09-300-03 (Tentative Subdivision Map for Condominium Purposes for Tract No. 5852), for 2831-2861 North Ventura Road. Filed by Martin Teitelbaum, RiverPark Gateway, Ltd. (077) **RECOMMENDATION:** Adopt a resolution approving Planning and Zoning Permit No. 09-300-03 (Tentative Subdivision Map for Condominium Purposes for Tract No. 5852), subject to certain findings and conditions. Legislative Body: CC Contact: Juan Martinez Phone: 385-7556

Document: [View Item \(pdf 6328KB\)](#)

ACTION: Approved as recommended, Res. No. 13,732.

L. PUBLIC HEARINGS

Finance Department

1. **SUBJECT:** City of Oxnard Financing Authority Bond Anticipation Notes (BANs), Series 2009. (097) **RECOMMENDATION:** (1) Adopt a resolution authorizing the sale, issuance, and delivery of not more than \$21 million in principal amount of BANs, Series 2009, and approving certain documents and authorizing certain actions in connection therewith; (2) Approve a special budget appropriation in the amount of \$20 million from proceeds of the BANs to purchase the Property; and (3) Authorize the City Manager to appropriate funds to pay for costs of issuance associated with the BANs. Legislative Body: CC Contact: Mike More Phone: 385-7480

Document: [View Item \(pdf 1050KB\)](#)

Document: [View Attachment 3 \(pdf 1890KB\)](#)

Document: [View Attachment 4 \(pdf 796KB\)](#)

Document: [View Attachment 5 \(pdf 4233KB\)](#)

ACTION: Approved as recommended, Res. No. 13,733 & 13,734.

- M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY
RECOMMENDATION: The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.
- N. CITY COUNCIL/HOUSING AUTHORITY/COMMUNITY DEVELOPMENT
COMMISSION BUSINESS/COMMITTEE REPORTS
- O. REPORTS

City Manager Department

- 1. SUBJECT: Donation of Used, Unserviceable City Vehicles to Oxnard College.
(113) RECOMMENDATION: Approve the donation of three unserviceable vehicles to the Oxnard College Automotive Program for their use in training college students in auto repair. Legislative Body: CC Contact: Dan Berlenbach Phone: 385-8047

Document: [View Item \(pdf 135KB\)](#)

ACTION: Moved to July 28, 2009.

Community Development Department

2. SUBJECT: RiverPark Affordable Housing Loan Agreements.
(115) RECOMMENDATION: (1) Approve and authorize the Chairman or Executive Director to execute an Affordable Housing loan agreement with E.D. LLC/KOH, LLC (A-7204) in the amount of \$1,250,000 for predevelopment costs associated with the Resonate Apartments Project (Lot No. 3) in substantially the form presented to the Commission with such non-substantive changes as may be approved by the Executive Director and Commission General Counsel. Authorize the Executive Director or designee to sign all documents necessary and appropriate to carry out and implement the Affordable Housing loan agreement, and to administer the Community Development Commission's (CDC's) obligations, responsibilities and duties to be performed hereunder; (2) Approve and authorize the Chairman or Executive Director to execute an Affordable Housing loan agreement with E.D. 2, LLC (A-7205) in the amount of \$875,000 for predevelopment costs associated with the Mosaic Apartments Project (Lot No. 11) in substantially the form presented to the Commission with such non-substantive changes as may be approved by the Executive Director and Commission General Counsel. Authorize the Executive Director or designee to sign all documents necessary and appropriate to carry out and implement the Affordable Housing loan agreement, and to administer the CDC's obligations, responsibilities and duties to be performed hereunder; (3) Approve and authorize the Chairman or Executive Director to execute an Affordable Housing loan agreement with KOH 12-17, LLC (A-7205) in the amount of \$875,000 for predevelopment costs associated with the Mosaic Apartments Project (Lot No. 12) in substantially the form presented to the Commission with such non-substantive changes as may be approved by the Executive Director and Commission General Counsel. Authorize the Executive Director or designee to sign all documents necessary and appropriate to carry out and implement the Affordable Housing loan agreement, and to administer the CDC's obligations, responsibilities and duties to be performed hereunder; (4) Approve the appropriation of funds in the amount of \$3,000,000 from the Housing Set-Aside funds for these loans; and (5) Approve and adopt the attached Resolution entitled "A Resolution of the Oxnard Community Development Commission Making Certain Findings Relating to an Affordable Housing Loan Agreement with E.D., LLC and KOH, LLC, an Affordable Housing Loan Agreement with E.D. 2, LLC, and an Affordable Housing Loan Agreement with KOH 12-17, LLC."
Legislative Body: CDC Contact: Maureen Hooper Phone: 385-7407

Document: [View Item \(pdf 561KB\)](#)

Document: [View Attachment 1 \(pdf 6637KB\)](#)

Document: [View Attachment 2 \(pdf 3461KB\)](#)

Document: [View Attachment 3 \(pdf 6789KB\)](#)

ACTION: Approved as recommended, Res No. 137.

P. PUBLIC COMMENTS ON REPORTS

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the reports. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

T. ADJOURNMENT