



AGENDA
Inter-Neighborhood Council Organization (INCO)
GENERAL MEMBERSHIP MEETING
Wednesday, March 2, 2016
305 West Third Street
Oxnard, CA 93030
7:00 P.M.

"Written materials relating to an item on this agenda that are distributed to the Inter-Neighborhood Council Organization (INCO) within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 300 West Third Street, 4th Floor, during customary business hours."

- A. **ROLL CALL**
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF MINUTES** Minutes of February 3, 2016.
- D. **GUEST SPEAKER**
 - 1. Presentation on Maintenance Assessment Districts. (P. Perez)
- E. **PUBLIC COMMENTS** (15 minutes/3 minutes per person)
At this time, a person may address the INCO on matters within the subject matter jurisdiction of the Executive Board. The INCO 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 Executive Secretary for administrative action or scheduled on a subsequent agenda for discussion. Public comments on items on the agenda will be considered at the time of consideration of the agenda item.
- F. **NEW BUSINESS**
 - 1. Presentation regarding the possibility of having quarterly meetings of the INCO. (J. Villa and A. Greer)
- G. **NEIGHBORHOOD CHAIR REPORTS**
- H. **EXECUTIVE BOARD REPORTS**
- I. **FUTURE AGENDA ITEMS**
- J. **ADJOURNMENT**

Note: City of Oxnard Website – The Inter-Neighborhood Council Organization agenda is available on the City of Oxnard Website (www.ci.oxnard.ca.us) 72 hours prior to a regular meeting and 24 hours prior to a special meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact Michael Cabezas at (805) 385-8391. Notification 72 hours prior to the meeting will enable the City to make reasonable accommodations to assure accessibility to the meeting.



MINUTES
Inter-Neighborhood Council Forum (INCO)
GENERAL MEMBERSHIP MEETING
Wednesday, February 3, 2016

305 West Third Street
Oxnard, CA 93030
7:00 p.m.

A. ROLL CALL / POSTING OF AGENDA Quorum at 7:15 p.m.

B. PLEDGE OF ALLEGIANCE

D. GUEST SPEAKER

1. Presentation on the proposed hotel in River Park. (A. Walsh)

Ann Walsh and Andres Freedman gave an overview of Shea Properties efforts at the Collections and of their plans for future development of The Collections, The Pointe and the Landing. They noted that PKF Consultants conducted appraisals and market demand studies for existing and proposed hotels in Ventura County. Based upon their results PFK was able to show that a 4 star hotel was not viable at the location and that a select service hotel was better fit for the area. A question and answer session followed.

Julie Pena made a motion for the INCO to support Shea Properties proposed project for a select service hotel across from the Collections at a site known as the Landing. Jack Villa seconded.

Roger Poirer: Questioned a motion to support item D1 without any opposing representation.

Jack Villa: Noted that the meeting was posted but many neighborhood chairs elected not to show up and participate.

Aaron Greer: Believes that the market research done by Shea Properties has value. He also agreed that hearing an opposing side would be interesting and that it was unfortunate that none chose to participate.

Julie Pena: Indicated that the weight of the final decision on the matter would not be influenced by the INCO's motion of support and that it was really more of a reflection that Shea Properties had gone out and spoken to the residents.

Len Shulman: Noted that the 4 star hotel was proposed during a different economic climate and that the new proposal was more sensible for the current state of affairs.

Jackie Tedeschi: Asked if the information presented was the same as the information presented to the City Council.

Ann Walsh: indicated that the presentation was not given at the Council meeting, but it was provided to staff and available to Council members.

Andres Freedman: Noted that at the request of council they have compiled additional information that was included in the presentation and they have met individually with each Councilmember to present the information. They plan to continue to update the information until they can present it at Council.

Len Shulman: Asked if any Council members had opposed the proposal.

Andres Freedman: Indicated that they received comments and that the request to staff was to get a better deal. He noted that Shea had now found a developer that can identify the specific quality, they have determined what the capacity is for a conference center that

the project can support and it was also requested that they meet with the INCO and the RiverPark neighborhood council. They will be going back to Council with the results.

Len Shulman: What did the RiverPark community say?

Andres Freedman: Stated that he did not want to comment on behalf of the RiverPark council, because he did not want anyone to feel that he was trying to represent them. He noted that everyone at the meeting was supportive and that they offered to go to Council and speak favorably about the project. No vote was taken, but Shea Properties would be giving another presentation to them on February 16th. They have received support from the Chamber of Commerce.

The vote on the motion was taken and it passed with 9 yes, 1 no and 1 abstain.

2. Presentation on the proposed YMCA facility at the corner of Oxnard Boulevard and Gonzales Road. (S. Cisneros)

Sal Cisneros and George Leis gave an overview of the YMCA, the planning process for the proposed project, the results of studies they have done regarding the project and the path toward having a permanent YMCA facility in Oxnard. They noted that the Y has three key areas of focus: Youth Development, Healthy Living and Social Responsibility. They YMCA will build a community based facility based upon the needs of the community, which is determined through a careful study of the resident's activities and potential sites. A question and answer session followed.

E. **PUBLIC COMMENTS** Public Comments were taken from Miguel Lopez, Roger Poirier, and Norma Owens.

C. **APPROVAL OF MINUTES** *Len Shulman made a motion to approve the minutes of January 6, 2016 as corrected. Second by Jackie Tedeschi. Motion approved.*

F. **NEIGHBORHOOD CHAIR REPORTS**

Pat Brown, Five Points NE, Stated that plans are being made for a meeting with the developer of the drive in property. She noted that some of the difficulty they have been encountering with the process is that apparently the City requires the developer to have plans before they can meet with the residents and that her neighborhood is largely renters but only property owners are notified. She indicated that they are trying to meet with the developer before the plans are created, so that they can have a say in the matter. They also need to determine a location.

Dale Dean, Cabrillo indicated that many of the residents in his neighborhood expressed interest in learning more about the maintenance assessment districts. He noted that he has made public records requests on the three districts and hasn't heard anything in three weeks. He also sent a letter to the finance director, but he does not believe he will get an answer because the director will be leaving. He further noted that the residents are only seeing maintenance in the park and not on the streets, so they are wondering who is responsible for the maintenance and how was it being accounted for.

Herb Smith, Sierra Linda appealed to the residents of Sierra Linda to attend the upcoming election meeting. He noted that they will also be discussing their neighborhood cleanup and street resurfacing.

Michael Gleason, West Village indicated that the City Manager and NBS attended their last meeting and they reported on a number of the finance issues. He noted that there are water meters assigned to the wrong districts throughout the City. He suggested for chairs to use the City website to find out if they are in a landscape maintenance district. He offered to try to answer any questions that neighborhoods might have regarding the maintenance districts.

Jack Villa, Hobson Park East stated that Mayor Flynn would be the guest at their next meeting and they would be having their election as well.

Aaron Greer, Windsor North noted that they sent a letter to FEMA regarding the Revello development and the City's portion of the funding for the levee upgrades. They are hoping to get some clarification from FEMA and perhaps some assistance in getting the City to secure some funding and ensure the levees are upgraded before more development occurs. He further noted that they are also having multiple issues with the landscape maintenance districts.

Jackie Tedeschi, Southbank stated that the Police Chief, Jerri Williams, will be the guest at their next meeting. She noted that in Southbank there are 5 different assessment districts and the residents were waiting to find out if they would be affected by any of the recent findings.

G. EXECUTIVE BOARD REPORTS

Jack Villa Noted that he is the Chair of the Communications subcommittee and he welcomed two new neighborhoods, Southwinds and Redwood, which had been recently activated. He further noted that Tierra Vista would also be active soon.

Len Shulman stated that he was unhappy with the recent attendance of chairs at the INCO sponsored utility rate meeting at the Performing Arts Center. He noted that the vote was unanimous to have the meeting, but only 9 chairs attended so there wasn't a quorum, which he found to be both embarrassing and disappointing. He further noted that in the past year the only member he has heard from regarding important city issues that might have an effect on the INCO membership is Michael Gleason from West Village, who has been keeping the INCO informed about development issues in Sports Park and about the problem with the assessment districts. He indicated that there are number of members who never attend the meetings or support the INCO in any way. He asked everyone to consider: 1) How effective is the INCO? 2) What is he supposed to report to the City Council if he doesn't have any input from the membership? 3) What are some suggestions so make the membership more effective? And 4) Does anyone really care? He emphasized that his inquiry was serious.

J. ADJOURNMENT

Chairman Shulman adjourned the meeting.