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AGENDA
July 17, 2007
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION
OXNARD HOUSING AUTHORITY
Regular Meetings
5:30 P.M. Closed Session
7:00 P.M. Regular Meeting
City Council Chambers, 305 West Third Street, Oxnard

- 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 (See Page 7 for description of closed session items)
- D. OPENING CEREMONIES 7:00 P.M.
RECOMMENDATION: Pledge of allegiance to the flag of the United States.
- E. CEREMONIAL CALENDAR
 - 1. SUBJECT: Presentation of the 2007 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.

R. STUDY SESSION

Public Works Department

1. SUBJECT: College Park Development and Phasing, Big League Dreams (BLD) Sports Park, Funding, Operations and Maintenance for College Park at 3250 South Rose Avenue. (123) RECOMMENDATION: (1) Review and provide comments to the Public Works Director about the phasing plan for the development and operation of College Park at 3250 South Rose Avenue; (2) Review and provide comments to the Public Works Director about the BLD Sports Park or City operation for the baseball and softball fields at College Park; and (3) Review and provide comments to the Public Works Director about a detailed financial plan to fund the preferred alternative for build-out of College Park. Contact Person: Cynthia Daniels Phone: 385-7871
Legislative Body: CC

Document: View Item - PDF [443 KB]

Document: View Attachment No. 1 - PDF [964 KB]

Document: View Attachment No. 1 - PDF [.97 MB]

Document: View Attachment No. 2 - PDF [3.96 MB]

Document: Prelim Design & Cost Estimates of RJM Design 1 of 2 (PDF 15 MB)

Document: Prelim Design & Cost Estimates of RJM Design 2 of 2 (PDF 3 MB)

ACTION: Provided comments.

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 Clerk Department

1. SUBJECT: Minutes of the Special Meeting of City Council for June 5, 2007; Minutes of the Adjourned Special Meeting of City Council for June 6, 2007; Minutes of the Special Meeting of Community Development Commission for June 5, 2007; Minutes of the Adjourned Special Meeting of Community Development Commission for June 6, 2007; Minutes of the Special Meeting of Housing Authority for June 6, 2007.
(001) RECOMMENDATION: Approve. Contact Person: Daniel Martinez Phone: 385-7803
Legislative Body: CC/ CDC/ HA

Document: View Item - PDF [295 KB]

City Manager Department

2. SUBJECT: **Ordinance No. 2741**, Establishing Compensation for Mayor and Councilmembers. (011) RECOMMENDATION: Second reading and adoption.
Contact Person: Grace Magistrale Hoffman Phone: 385-7430
Legislative Body: CC

Document: View Item - PDF [42.7 KB]

Development Services Department

3. SUBJECT: Vacation of Right-of-Way for El Rio Road Between Oxnard Boulevard and Vineyard Avenue North of Highway 101 Within the Riverpark Specific Plan Area.
(013) **RECOMMENDATION:** Adopt **Resolution No. 13,336** vacating El Rio Road right-of-way between Oxnard Boulevard and Vineyard Avenue north of Highway 101 within the RiverPark Specific Plan area.
Contact Person: Paul Wendt Phone: 385-7894
Legislative Body: CC

Document: [View Item - PDF \[375 KB\]](#)

Housing Department

4. SUBJECT: Housing Authority Investment Policy. (025) **RECOMMENDATION:** Adopt **Resolution No. 1214** adopting an investment policy for the Housing Authority of the City of Oxnard for Fiscal Year 2007-2008.
Contact Person: Carrie Sabatini Phone: 385-8092
Legislative Body: HA

Document: [View Item - PDF \[384 KB\]](#)

5. SUBJECT: Public Housing Assessment System Certification.
(037) **RECOMMENDATION:** Adopt **Resolution No. 1215:** (1) Certifying that the data contained in the Public Housing Assessment System Management Operations Certification Form (HUD 50072) for the fiscal year ending June 30, 2007, is accurate; and (2) Directing the Housing Director to submit the certification to the U. S. Department of Housing and Urban Development (HUD).
Contact Person: Arturo Casillas Phone: 385-8123
Legislative Body: HA

Document: [View Item - PDF \[288 KB\]](#)

6. SUBJECT: Section 8 Management Assessment Program Certification (SEMAP).
(045) **RECOMMENDATION:** Adopt **Resolution No. 1216:** (1) Certifying that the data contained in the SEMAP for the fiscal year ending June 30, 2007, is accurate; (2) Authorizing the Chairman of the Board of Commissioners to sign the resolution and certification; and (3) Directing the Housing Director to submit the certification form to the U. S. Department of Housing and Urban Development.

Contact Person: Arturo Casillas Phone: 385-8123
Legislative Body: HA

Document: [View Item - PDF \[283 KB\]](#)

Public Works Department

7. SUBJECT: Thompson Park Rehabilitation Improvements. (053) RECOMMENDATION: Approve Project Specification PW07-02 for the Thompson Park Rehabilitation Improvements for the construction of a new basketball court, modifications to an existing basketball court and a monument sign, located at 201 North Imperial Street. Contact Person: Ralph Alamillo Phone: 385-8341
Legislative Body: CC

Document: [View Item - PDF \[61.0 KB\]](#)

8. SUBJECT: Prequalification and Procurement of Microfiltration/Ultrafiltration, Reverse Osmosis, and Ultraviolet/Advanced Oxidation Equipment (Project Specification No. PW07-21) for the Advanced Water Purification Facility Project Phase I, at Perkins Road North of Magellan Way. (055) RECOMMENDATION: Approve Project Specification No. PW07-21 for prequalification and procurement of Microfiltration/Ultrafiltration, Reverse Osmosis and Ultraviolet/Advanced Oxidation equipment for the Advanced Water Purification Facility Phase 1 Project, at Perkins Road north of Magellan Way (Project Specification PW07-21). Contact Person: Anthony Emmert Phone: 385-8111
Legislative Body: CC

Document: [View Item - PDF \[128 KB\]](#)

9. SUBJECT: Amendment to Agreement with Washington Group International, Inc. for Rice Avenue/Santa Clara Avenue Interchange Improvements on Highway 101. (059) RECOMMENDATION: (1) Approve and authorize the Mayor to execute the First Amendment to the agreement with Washington Group International, Inc. (**A-6738**) in the amount of \$843,457 (an increase of \$527,685) for the Rice Avenue/Santa Clara Avenue interchange improvement project on Highway 101; and (2) Approve the appropriation of \$31,600 from Sewer Line Rehab project to Highway 101-Rice Interchange to design a replacement for the sewer line in Rice Avenue south of Highway 101. Contact Person: Cynthia Daniels Phone: 385-7871
Legislative Body: CC

Document: View Item - PDF [77.9 KB]

10. SUBJECT: Exchange of Vacated Right-of-Way for Maintenance Yard Property. (063) RECOMMENDATION: Approve and authorize the Mayor to execute a Maintenance Yard Property and Right-of-Way Exchange Agreement ("Agreement") (**A-6904**) which provides for the exchange of approximately 1.6 acres of real property located west of Colonia Avenue, south of Myrtle Avenue, presently owned by RiverPark A, LLC for the City's interest in approximately 4 acres of vacated right-of-way near U. S. Highway 101 in the RiverPark Specific Plan Area.
Contact Person: Michael Henderson Phone: 385-7950
Legislative Body: CC

Document: View Item - PDF [58.7 KB]

ACTION: Approved as recommended.

R. Study Session

College Park Development and Plasing, Big League Dreams Sports Park, Funding, Operations and Maintenance for College Park at 3250 South Rose Avenue.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS City Manager's Office

1. SUBJECT: Executed Contracts. (065) Contact Person: Edmund F. Sotelo Phone: 385-7430
RECOMMENDATION: 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, 2007.

Document: View Item - PDF [51.2 KB]

ACTION: Received and filed.

K. INFORMATION/CONSENT PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Planning and Zoning Permit Nos. 06-300-19 (Tentative Subdivision Map for Tract No. 5644), Located North of Owens River Drive, and East of the Santa Clara River, in RiverPark District H, Filed by RiverPark Legacy, LLC. (067) RECOMMENDATION: Adopt a resolution approving Planning and Zoning Permit No. 06-300-19 (Tentative Subdivision Map for Tract No. 5644), a request to subdivide 268.5 acres (APNs: 133-001-001, 133-001-057, 133-001-060 and 132-02-038), within Planning District H of the RiverPark Specific Plan area. Contact Person: Linda Windsor Phone: 385- 7849
Legislative Body: CC

Document: View Item - PDF [349 KB]

ACTION: Approved as recommended, **Resolution No. 13337.**

L. PUBLIC HEARINGS - 7:15 P.M.

Development Services Department

1. SUBJECT: Multiplex Theater Ordinance (PZ07-580-01). (075) RECOMMENDATION: Approve the first reading by title only and subsequent adoption of an ordinance amending the location of multiplex theaters in the City to the Central Business District and the commercial district of the RiverPark Specific Plan. Contact Person: Matthew G. Winegar Phone: 385- 7896
Legislative Body: CC

Document: View Item - PDF [63.4 KB]

ACTION: Approved as recommended; Ordinance No. 2742.

2. SUBJECT: Appeal of the Planning Commission's Denial of Planning and Zoning (PZ) No. 05-540-05 (Special Use Permit for a Planned Residential Group with 190 units) and Consideration of PZ No. 05-620-07 (General Plan Amendment), PZ No. 05-570-04 (Zone Change), and PZ No. 05-300-29 (Tentative Subdivision Map and Alley Vacation Tract No. 5682) for the Gateway Walk Project, located at 1250 South Oxnard Boulevard, Filed by The Olson Company. (077) RECOMMENDATION: Adopt a resolution upholding the action of the Planning Commission denying the Gateway Walk Project application of The

Olson Company.
Contact Person: Ashley Golden Phone: 385-7882
Legislative Body: CC

Document: View Item - PDF [318 KB]

ACTION: Approved project with changes, Ordinance No. 2743, Resolution No. 13,338-13,340.

- 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

Housing Department

1. SUBJECT: Selection of Two Resident Commissioners. (087) RECOMMENDATION: Appoint two Resident Commissioners to the Housing Authority Board of Commissioners to serve a two-year term. Contact Person: Arturo Casillas Phone: 385-8123
Legislative Body: CC

Document: View Item - PDF [245 KB]

ACTION: Appointed Soria and Digos.

- O. REPORTS

Community Development Department

1. SUBJECT: Third Amended Owner Participation Agreement (OPA) and Amendments to Related Documents, Assignment and Assumption Agreement of Development Agreement and OPA, and Hotel Option Agreement for the RiverPark Project Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (095) RECOMMENDATION: That City Council: (1) Approve the form of the Assignment and Assumption Agreement for the Development Agreement (A-6128); and (2) Authorize the Mayor to execute the Assignment and Assumption for the Development Agreement (A-6128) upon the Mayor's review and approval of the designated Assignee upon legal formation of the Shea RiverPark assignee entity. That Community Development Commission (CDC): (1) Approve and authorize the Chairman to execute a Third Amendment to Owner Participation Agreement (A-5965) between the CDC and RiverPark A, LLC that authorizes relocating the hotel from a 12 acre site to a 5 acre site and extending the hotel completion date; (2) Approve and authorize the Chairman to execute a Third Amendment to Agreement Containing Covenants Affecting Real Property (A-5966) between the CDC and RiverPark A, LLC; (3) Approve the form of the Assignment and Assumption Agreement for the OPA (A-5965); (4) Authorize the Chairman to execute the Assignment and Assumption for the OPA (A-5965) upon the Chairman's review and approval of the designated Assignee upon legal formation of the Shea RiverPark assignee entity; and (5) Approve and authorize the Chairman to execute an Option Agreement for Purchase of Real Property and Joint Escrow Instructions (A-5965) between the CDC and RiverPark A, LLC that enables the CDC to assume title to the hotel site in the event of developer default. Contact Person: Richard R. Bryan Phone: 385-7851
Legislative Body: CC/CDC

Document: [View Item - PDF \[675 KB\]](#)

ACTION: Approved as recommended, amendment to A-6128.

Public Works Department

2. SUBJECT: Lease and Operating Agreement for Historical Property and Approval of Master Plan for the Property. (115) RECOMMENDATION: (1) Approve a Lease and Operating Agreement for Historical Property (A-6875) with the Oxnard Historic Farm Park Foundation, which will pay the City \$1.00 a year in rent for property located within the Pfeiler development in the Northeast Community Specific Plan area, north of Cesar Chavez Drive, west of Pinata Drive, east of Opalo Drive, and south of Sombra Drive, (Property); and (2) Approve a Master Plan for restoration and improvement of the Property. Contact Person: Michael Henderson Phone: 385-7950
Legislative Body: CC

Document: [View Item - PDF \[139 KB\]](#)

ACTION: Approved as recommended, A-6875.

3. SUBJECT: Agreement 2024-03-PW, Amendment No. 3. (119) RECOMMENDATION: Approve and authorize the Mayor to execute Amendment No. 3 to Agreement 2024-03-PW with Penfield and Smith increasing the amount of the original agreement from \$1,000,000 to \$3,000,000 for providing design and construction related services for the City's public works projects. Contact Person: David Lasher Phone: 385-7869
Legislative Body: CC

Document: View Item - PDF [77.5 KB]

ACTION: Removed from Agenda.

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

Development Services Department

2. SUBJECT: Cultural Heritage Board Options. (131) RECOMMENDATION: Provide comments and direction to the Planning and Environmental Services Manager on preferred approaches for the preservation and protection of the City's historic and cultural resources. Contact Person: Nicole Doner Phone: 385-8312
Legislative Body: CC

Document: View Item - PDF [179 KB]

ACTION: Continue.

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.

C. CLOSED SESSION (Contd.)

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION. On the advice of the City Attorney, based on existing facts and circumstances, the City Council shall decide whether to initiate litigation in one potential case.

Legislative Body: CC

The City Manager and the City Attorney requested that this item be discussed in closed session under the Brown Act exception of Conference with Legal Counsel - Anticipated Litigation.

Legislative Body: CC

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS.

Title: City Manager

Legislative Body: CC

Title: City Attorney

Legislative Body: CC

3. CONFERENCE WITH LABOR NEGOTIATOR. Instructions to negotiators regarding the salary or compensation paid in the form of fringe benefits to an unrepresented employee occupying the classification of City Manager.

Legislative Body: CC

Instructions to negotiators, Lynn Hutton, Acting Human Resources Director, and Dennis Scala, Special Assistant to the City Manager, regarding salaries, salary schedules or compensation paid in the form of fringe benefits for employees represented by the

International Association of Firefighters AFL-CIO, Local 1684, the Service Employees International Union (SEIU), Local No. 998, and the Oxnard Peace Officers' Association (OPOA), and other matters within the scope of representation.

The Acting Human Resources Director and Special Assistant to the City Manager requested that these items be discussed in closed session under the Brown Act exception of Conference with Labor Negotiator. The purpose of the closed session is for the City Council to review the status of negotiations and to provide instructions to negotiators.

T. ADJOURNMENT

Action: Provided comments to staff.