

CITY OF ESCONDIDO
May 11, 2016
3:30 P.M. Meeting Minutes
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, May 11, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Councilmember John Masson was absent. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to recess to Closed Session. Ayes: Abed, Diaz, Morasco and Gallo. Noes: None. Absent: Masson. Motion carried.

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

- | | | |
|----|--|---|
| a. | Agency Negotiator:
Employee Organization: | Sheryl Bennett & Graham Mitchell
Escondido City Employee Association:
Administrative/Clerical/Engineering Bargaining Unit |
| b. | Agency Negotiator:
Employee Organization: | Sheryl Bennett & Graham Mitchell
Non-Sworn Police Bargaining Unit |
| c. | Agency Negotiator:
Employee Organization: | Sheryl Bennett & Graham Mitchell
Escondido City Employee Association: Supervisory
Bargaining Unit |

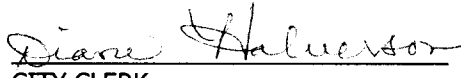
II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- | | | |
|----|---|--|
| a. | Property:
City Negotiator:
Negotiating Parties:
Under Negotiation: | 220 South Broadway
Debra Lundy, Real Property Manager
COMPACT
Price and Terms of Agreement |
| b. | Property:
City Negotiator:
Negotiating Parties:
Under Negotiation: | 2601 Mountain View Drive (Por.)
Debra Lundy, Real Property Manager
Grangetto Ranches, Inc.
Price and Terms of Agreement |

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:10 p.m.


MAYOR


CITY CLERK


MINUTES CLERK

CITY OF ESCONDIDO
May 11, 2016
4:30 P.M. Meeting Minutes

Escondido City Council
Mobilehome Rent Review Board

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 11, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Kelly Crews led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

PROCLAMATIONS:

2016 Public Works Week, May 15-21
Historic Preservation Month, May 2016

PRESENTATIONS:

Presentation of Historic Preservation Awards

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Councilmember John Masson was absent. Quorum present.

Also present were: Graham Mitchell, City Manager; Jeffery Epp, City Attorney; Bill Martin, Interim Director of Community Development; Ed Domingue, Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: A) Regular Meeting of April 13, 2016 B) Regular Meeting of April 20, 2016**

4. **FINANCIAL REPORT FOR QUARTER ENDED MARCH 31, 2016 AND BUDGET ADJUSTMENTS -**
Request City Council receive and file the third quarter financial report; approve amendments to the Fiscal Year 2015/16 operating budget; approve budget adjustment increase to the Fire Department operating budget of \$622,500 to cover costs for strike team incidents and grant funded training; approve budget adjustment increase to Reidy Creek Golf Course operating budget of \$36,000 to fund a new greens mower for the golf course; approve a transfer of \$9,500 to the General Plan Update Project to cover remaining implementation costs of the General Plan through the end of the year; and approve a transfer of \$300,000 to the Building Maintenance Fund to cover increased utilities costs and unanticipated maintenance costs. (File No. 0430-30)

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

5. **FISCAL YEAR 2015 OPERATION STONEGARDEN GRANT AND BUDGET ADJUSTMENT -**
Request City Council approve accepting Fiscal Year 2015 Operation Stonegarden Grant Funds in the amount of \$50,000 from the California Office of Emergency Services through the County of San Diego; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

6. **LEASE AGREEMENT WITH JOHN PAUL THE GREAT CATHOLIC UNIVERSITY FOR PARKING SPACES WITHIN THE CITY'S WOODWARD AVENUE PARKING LOT -**
Request City Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with John Paul the Great Catholic University for parking spaces within the City's Woodward Avenue parking lot. (File No. 0600-10 [A-3085])

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-62

7. **LEASE AGREEMENT WITH AMERICAN LEGION POST 149 AT 230 PARK AVENUE -**
Request City Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with the American Legion Post 149 at 230 Park Avenue. (File No. 0600-10 [A-2545])

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson/Debra Lundy)**

RESOLUTION NO. 2016-63

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

8. **SHORT-FORM RENT INCREASE APPLICATION FOR GREEN TREE MOBILE ESTATES -**

Request City Council consider for approval the short-form rent increase application submitted by Green Tree Mobile Home Estates, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$10.10) for the period December 31, 2013 through December 31, 2015 per space, per month. ***Continued from April 13, 2016*** (File No. 0697-20-10065)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-04R

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Andrew Modglin, Code Enforcement, was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Ken Wiener, Owners Representative, stated a resident meeting was held on April 22 and noted that park policies were discussed.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Gallo to approve the short-form rent increase application submitted by Green Tree Mobile Home Estates, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$10.10) for the period December 31, 2013 through December 31, 2015 per space, per month and adopt RRB Resolution No. 2016-04R. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

9. **SHORT-FORM RENT INCREASE APPLICATION FOR MOBILE PARK WEST -**

Request City Council consider for approval the short-form rent increase application submitted for Mobile Park West, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.82 percent (an average of \$13.57) for the period December 31, 2013 through December 31, 2015. (File No. 0697-20-10071)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-06

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Andrew Modglin, Code Enforcement, was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Chad Casenhiser, Owners Representative, was available to answer questions and noted a positive working relationship between ownership and park residents.

Lester Anderson, Resident Representative, was available to answer questions and referenced the working relationship between parties.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the short-form rent increase application submitted for Mobile Park West, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.82 percent (an average of \$13.57) for the period December 31, 2013 through December 31, 2015 and adopt RRB Resolution No. 2016-06. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

10. SHORT-FORM RENT INCREASE APPLICATION FOR EASTWOOD MEADOWS MOBILEHOME PARK -

Request City Council consider for approval the short-form rent increase application submitted for Eastwood Meadows Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.82 percent (an average of \$13.57 per space) for the period of December 31, 2013 through December 31, 2015. (File No. 0697-20-10072)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-07

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Andrew Modglin, Code Enforcement, was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Chad Casenhiser, Owners Representative, stated management will aid residents dealing with phone and electricity providers.

Ernest Kubgan, Resident Representative, noted speeding issues in the park.

Paul Hitchcock, Escondido, noted the police presence and drug use in the park.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the short-form rent increase application submitted for Eastwood Meadows Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.82 percent (an average of \$13.57 per space) for the period of December 31, 2013 through December 31, 2015 and adopt RRB Resolution No. 2016-07. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

11. TENTATIVE SUBDIVISION MAPS, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 113-UNIT CONDOMINIUM DEVELOPMENT (SUB 15-0022, SUB 15-0023, PHG 15-0031, AZ 15-0002, AND ENV 15-0011) -

Request City Council approve a proposed residential planned development for 113 condominium units on 4.9 acres in conjunction with a Zone Change to Planned Development Residential and an Amendment to the South Escondido Boulevard Area Plan. (File No. 0800-10)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-66 B) RESOLUTION NO. 2016-67

C) ORDINANCE NO. 2016-05 (Introduction and First Reading)

Bill Martin, Interim Director of Community Development, presented the staff report, utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Cindy Hamilton, Escondido, stated the project is too dense and will create safety issues for children walking to nearby schools due to insufficient sidewalks.

Lynn Buck, Escondido, stated that infrastructure in the area does not support a project this size and will create a lack of privacy due to the development's height.

Kerry Garza, Touchstone Communities, spoke in regards to the project and presented a PowerPoint.

Sandra Teary, Escondido, noted traffic issues and road improvements that have not been made in the area; stated she does not support the project.

Ron Ryno, Escondido, stated that roads need to be repaired before the project begins.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Deputy Mayor Morasco and seconded by Councilmember Gallo to approve a proposed residential planned development for 113 condominium units on 4.9 acres in conjunction with a Zone Change to Planned Development Residential and an Amendment to the South Escondido Boulevard Area Plan and adopt Resolution No. 2016-66, Resolution No. 2016-67, and introduce Ordinance No. 2016-05. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

CURRENT BUSINESS

12. MEMORANDUM OF UNDERSTANDING WITH THE CITY OF ESCONDIDO AND THE CITIES OF CARLSBAD, OCEANSIDE, SAN MARCOS, AND VISTA FOR CONTINUED FUNDING OF AN AGREEMENT WITH THE SAN DIEGO REGIONAL ECONOMIC DEVELOPMENT CORPORATION FOR "INNOVATE 78" AND APPROVAL OF CONSULTING AGREEMENT BETWEEN THE CITY OF ESCONDIDO AND THE SAN DIEGO REGIONAL ECONOMIC DEVELOPMENT CORPORATION -

Request City Council approve a Memorandum of Understanding (MOU) with the City of Escondido and the cities of Carlsbad, Oceanside, San Marcos, and Vista; authorize continued funding for Escondido's share of the agreement with San Diego Regional Economic Development Corporation (EDC) to continue work of the "Innovate 78" regional economic development initiative; and approve a Consulting Agreement between the City of Escondido and the EDC to establish the City of Escondido as the contract administrator for the five cities during the next two-year period. (File No. 0600-10 [A-3195])

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson)**

A) RESOLUTION NO. 2016-51 B) RESOLUTION NO. 2016-52

Michelle Geller, City Manager's Office, presented the staff report.

Matt Sanford, San Diego Regional Economic Development Corporation, presented information regarding the Innovate 78 program utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve a Memorandum of Understanding (MOU) with the City of Escondido and the cities of Carlsbad, Oceanside, San Marcos, and Vista; authorize continued funding for Escondido's share of the agreement with San Diego Regional Economic Development Corporation (EDC) to continue work of the "Innovate 78" regional economic development initiative; and approve a Consulting Agreement between the City of Escondido and the EDC to establish the City of Escondido as the contract administrator for the five cities during the next two-year period and adopt Resolution No. 2016-51 and Resolution No. 2016-52. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

13. APPROVAL OF CHANGE ORDERS FOR THE RECYCLED WATER EASTERLY MAIN EXTENSION PROJECT (BROADWAY TO CITRUS) -

Request City Council approve authorizing change orders to the contract with MNR Construction, Inc. no to exceed \$200,000. The new contract amount will be \$7,789,880.01. (File No. 0600-10 [A-3121])

Staff Recommendation: **Approval (Utilities Department: Christopher McKinney)**

RESOLUTION NO. 2016-64

Randy Manns, Utilities Construction Project Manager, presented the staff report, utilizing a PowerPoint presentation.

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Morasco to approve authorizing change orders to the contract with MNR Construction, Inc. no to exceed \$200,000. The new contract amount will be \$7,789,880.01 and adopt Resolution No. 2016-64. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Absent: Masson. Motion carried.

FUTURE AGENDA

14. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Department: Diane Halverson)**

COUNCIL MEMBER'S SUBCOMMITTEE REPORTS

Councilmember Diaz noted an upcoming San Dieguito River Valley Joint Powers Authority meeting.

Councilmember Gallo reported on the San Diego County Water Authority; they will begin providing water service to tribal lands by utilizing virtual annexation.

Mayor Abed reported on SANDAGs Regional Planning Committee meeting held on May 6.

Deputy Mayor Morasco reported on the National Day of Prayer and the Celebrate Jesus events that were held in the City; Noted the Grand Avenue festival being held this Sunday.

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

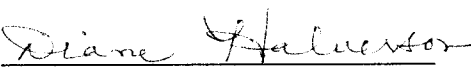
- **CITY MANAGER'S UPDATE –**

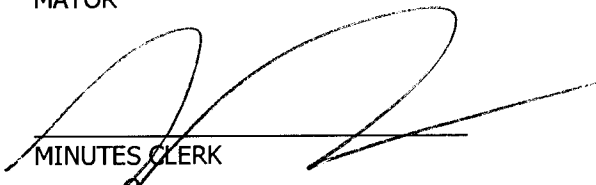
ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 7:26 p.m.


MAYOR


CITY CLERK


MINUTES CLERK