

CITY OF ESCONDIDO

**October 22, 2014
3:30 P.M. Meeting**

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, October 22, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE

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

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Masson to recess to Closed Session. Motion carried unanimously.

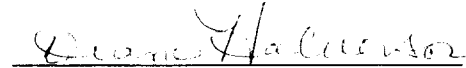
I CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- | | | |
|----|-----------------------------|---|
| a. | Property: | APN: 229-372-20 Por. (proposed hotel site, Valley Parkway/Escondido Blvd) |
| | City Negotiator: | Clay Phillips, City Manager |
| | Negotiating Parties: | Pierpoint Management, LLC |
| | Under Negotiation: | Price and Terms of Agreement |

ADJOURNMENT

Mayor Abed adjourned the meeting at 3:47 p.m.


MAYOR


CITY CLERK


MINUTES CLERK

CITY OF ESCONDIDO
October 22, 2014
4:30 P.M. Meeting Minutes

Escondido City Council
and as Successor Agency to the CDC

CALL TO ORDER

The Regular Meeting of the Escondido City Council and as Successor Agency to the CDC was called to order at 4:30 p.m. on Wednesday, October 22, 2014 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

FLAG SALUTE

Mayor Abed led the flag salute.

ATTENDANCE

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

Also present were: Clay Phillips, City Manager; Jennifer McCain, Assistant City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Liane Uhl, Minutes Clerk.

PRESENTATIONS

Mayor Abed introduced Juanita Hayes, SDG&E Representative, who gave a presentation on the Escondido Grand Villa Project. The Grand Villa Apartment complex was chosen to participate in the California Energy Efficiency Retrofit Demonstration Project. SDG&E is hosting an event at Grand Villa Apartments, 1960 Grand Avenue, on October 29, 2014 at 10:30 a.m.

ORAL COMMUNICATIONS

Mike O'Connor, Valley Center, stated the Fire Department was not fully staffed.

Delores McQuiston, Escondido, expressed concern with a political flyer.

Lisa PrazEAU, Escondido, stated the City had many legal residents.

Patricia Borchmann, Escondido, indicated the Escondido Creek Conservancy was participating in an award ceremony in San Diego and the hotel discussion should be in the public session.

CONSENT CALENDAR

Mayor Abed removed item 4 and Councilmember Gallo removed item 7 from the Consent Calendar for discussion.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Masson that the following Consent Calendar items be approved with the exception of items 4 and 7. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: Regular Meeting of October 1, 2014**
4. **LEASE AGREEMENT WITH WARFIGHTER ACADEMY AT 700 WEST GRAND AVENUE -**
Request Council approve authorizing the Real Property Manager and City Clerk to execute a Lease Agreement with the Warfighter Academy at 700 West Grand Avenue. (File No. 0600-10 [A-3134])

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

RESOLUTION NO. 2014-155

Roy Garrett, Escondido, stated he did not support the proposed use for the property as the gateway to the City and suggested the building be marketed for other uses.

Nicole Downey, Escondido, voiced concern with the proposed rental payments and suggested the property would be a good site for a hotel.

Patricia Borchmann, Escondido, stated it was not a good location for the proposed land use.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Masson to approve authorizing the Real Property Manager and City Clerk to execute a Lease Agreement with the Warfighter Academy at 700 West Grand Avenue and adopt Resolution No. 2014-155. Motion carried unanimously.

5. **BID AWARD FOR THE PURCHASE OF NINETEEN POLICE INTERCEPTOR UTILITY VEHICLES -** Request Council approve the bid award of nineteen (19) 2015 Ford Police Interceptor vehicles to North County Ford in the amount of \$527,970.89, which includes sales tax, tire recycling fees and documentation fees. (File No. 0470-35)

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

RESOLUTION NO. 2014-147

6. **RUBBERIZED PAVEMENT GRANT PROGRAM APPLICATION -** Request Council approve authorizing the Public Works Director or his designee to submit grant documents for Rubberized Pavement Grant Program funds for an amount up to \$250,000 from the California Department of Resources Recycling and Recovery (CalRecycle), and if awarded, to accept the grant funds and complete necessary documents required by CalRecycle for participation in the Pavement Program in conjunction with the Citywide annual pavement maintenance program. (File No. 0480-70)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2014-164

7. **BID AWARD FOR JESMOND DENE BALL FIELD LIGHTS** - Request Council approve waiving a minor bid irregularity, authorizing the bid award to Ace Electric, Inc., determined to be the lowest responsive and responsible bidder and authorize the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$139,000 for the Jesmond Dene Ball Field Lights. (File No. 0600-10 [A-3128])

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2014-163

Councilmember Gallo asked for clarification of the large gap between the lowest and second lowest bids.

Julie Procopio, Assistant Public Works Director, answered that the City had worked with the lowest bid contractor in the past and their work was excellent.

MOTION: Moved by Councilmember Masson and seconded by Councilmember Gallo to approve waiving a minor bid irregularity, authorizing the bid award to Ace Electric, Inc., determined to be the lowest responsive and responsible bidder and authorize the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$139,000 for the Jesmond Dene Ball Field Lights and adopt Resolution No. 2014-163. Motion carried unanimously.

8. **MILLS ACT CONTRACT FOR A LOCAL REGISTER PROPERTY AT 309 EAST 5TH AVENUE (HP 14-0003)** - Request Council approve entering into a Mills Act Contract and approve the CEQA Exemption. (File No. 0880-10)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2014-160

9. **MILLS ACT CONTRACT FOR A LOCAL REGISTER PROPERTY AT 538 EAST 9TH AVENUE (HP 14-0001)** - Request Council approve entering into a Mills Act Contract and approve the CEQA Exemption. (File No. 0880-10)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2014-141

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

10. **LOCAL REGISTER DESIGNATION AND MILLS ACT CONTRACT FOR A RESIDENCE AT 831 SOUTH BROADWAY (HP 14-0002)** - Request Council approve listing the structure on the City's Local Register; authorize entering into a Mills Act Contract; and approve the CEQA Exemption. (File No. 0880-10)

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2014-140

Paul Bingham, Planning Division, gave the staff report and presented a series of slides.

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

Carol Rea, Escondido, urged Council to approve the Mills Act Contract.

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 Masson and seconded by Councilmember Diaz to approve listing the structure on the City's Local Register; authorize entering into a Mills Act Contract; approve the CEQA Exemption and adopt Resolution No. 2014-140. Motion carried unanimously.

- 11. RECOMMENDATIONS FOR ALLOCATION OF AFFORDABLE HOUSING FUNDS** - Request Council approve authorizing Housing Staff to restrict 2013 and 2014 HOME Allocations for use as CHDO funds; authorize the Community Development Director to conditionally commit federal HOME/CHDO funds in the amount not to exceed \$1,000,000 to Community HousingWorks; authorize the Community Development Director to conditionally commit federal HOME funds and Successor Housing Agency funds in an amount not to exceed \$4,100,000 to Urban Housing Communities; authorize entering into an exclusive negotiating agreement with Solutions for Change for the development of 24-40 units of affordable multi-family rental units located at 1560-1574 South Escondido Boulevard; authorize the encumbrance of up to \$150,000 of Successor Housing Agency funds for predevelopment work and an amount not to exceed \$2,100,000 in future Successor Housing Agency funds; and authorize the Mayor and City Clerk to execute an Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney. (File No. 0875-55)

Staff Recommendation: **Approval (Community Development Department/Housing; Barbara Redlitz)**

RESOLUTION NO. 2014-154R

Jay Petrek, Assistant Planning Director, and Karen Youel, Housing Department, gave the staff report and presented a series of slides.

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

Steve Baker, Community Housing Works, thanked Council for their consideration of Community Housing Works rehabilitating Cypress Cove Apartments.

Mark Irving, Urban Housing Communities, urged Council approve their request to rehabilitate Escondido Manor Apartments.

Chris Megison, Solutions for Change, asked Council to approve their new construction project and support the Affordable Housing Agreements.

Ross Rose, Escondido, urged Council to approve the Cypress Cove Apartment rehabilitation request.

Lori Pfeiler, Habitat for Humanity, stated all of the proposed projects were worthwhile and asked Council to approve them.

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 Diaz and seconded by Councilmember Morasco to approve authorizing Housing Staff to restrict 2013 and 2014 HOME Allocations for use as CHDO funds; authorize the Community Development Director to conditionally commit federal HOME/CHDO funds in the amount not to exceed \$1,000,000 to Community HousingWorks; authorize the Community Development Director to conditionally commit federal HOME funds and Successor Housing Agency funds in an amount not to exceed \$4,100,000 to Urban Housing Communities; authorize entering into an exclusive negotiating agreement with Solutions for Change for the development of 24-40 units of affordable multi-family rental units located at 1560-1574 South Escondido Boulevard; authorize the encumbrance of up to \$150,000 of Successor Housing Agency funds for predevelopment work and an amount not to exceed \$2,100,000 in future Successor Housing Agency funds; and authorize the Mayor and City Clerk to execute an Affordable Housing Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney and adopt Resolution No. 2014-154R. Motion carried unanimously.

CURRENT BUSINESS

- 12. APPOINTMENT TO HISTORIC PRESERVATION COMMISSION AND COMMUNITY SERVICES COMMISSION** - Request Council approve ratifying the Mayor's appointment to (1) fill an unscheduled vacancy on the Historic Preservation Commission, term to expire March 31, 2016; and (2) fill an unscheduled vacancy on the Community Services Commission, term to expire March 31, 2016. (File No. 0120-10)

Staff Recommendation: **Ratify the Mayor's Appointment (City Clerk's Office: Diane Halverson)**

MOTION: Moved by Mayor Abed and seconded by Councilmember Masson to ratify Mayor Abed's appointment of Matthew Taylor to the Historic Preservation Commission. Motion carried unanimously.

MOTION: Moved by Mayor Abed and seconded by Councilmember Morasco to ratify Mayor Abed's appointment of Luther Goodson to the Community Services Commission. Motion carried unanimously.

WORKSHOP

- 13. DALEY RANCH RESTROOM WORKSHOP** - Request Council receive a brief presentation on the plans for the Daley Ranch restroom project and an update on special events at the Daley Ranch House. (File No. 0110-20)

Staff Recommendation: **Receive and File (City Manager's Office: Joyce Masterson)**

Joyce Masterson, Economic Development & Community Relations Director, gave the staff report and presented a series of slides.

COUNCIL ACTION: NO ACTION, INFORMATION ONLY

- 14. PAVEMENT MAINTENANCE WORKSHOP** - Request Council receive a brief presentation on the status of the City's Pavement Management program. (File No. 0110-20)

Staff Recommendation: **Receive and File (Public Works Department/Engineering: Ed Domingue)**

Julie Procopio, Assistant Public Works Director, gave the staff report and presented a series of slides.

COUNCIL ACTION: NO ACTION, INFORMATION ONLY

FUTURE AGENDA

15. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the 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 Office: Diane Halverson)**

Councilmember Diaz requested information from staff relating to setting up a workshop to discuss a homeless shelter by right that has been designated for an industrial park.

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

Councilmember Diaz indicated the San Dieguito River Park JPA's new Interim Executive Director was working on new contract between the cities and the JPA. He has also established a new committee meeting time of Friday afternoon.

Councilmember Gallo stated that the Sprinter ridership was up 13%; North County Transit District was working on double tracking and they were replacing some of the wooden trestle rail bridges.

Mayor Abed indicated that he and Mayor Hall had been elected to the ECE and they were working on the branding effort. Also, SANDAG has approved the technical update for the smart growth concept map. LAFCO has voted to annex 30 acres at the Citracado Parkway extension.

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 -**

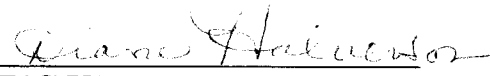
ORAL COMMUNICATIONS

None

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:50 p.m.


MAYOR


CITY CLERK


MINUTES CLERK