

CITY OF ESCONDIDO
May 25, 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 25, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

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

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

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

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

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

II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code §54956.9(d)(1))

Case Name: Escondido City Employee Association v. City of Escondido
 PERB Case No: LA-CE-618-M

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

- a. **Property:** 1118 South Citrus Avenue
 City Negotiator: Debra Lundy, Real Property Manager
 Negotiating Parties: Abby Keesee
 Under Negotiation: Price and Terms of Agreement

- b. **Property:** 700 West Grand Avenue
 City Negotiator: Debra Lundy, Real Property Manager
 Negotiating Parties: Integral Communities
 Under Negotiation: Price and Terms of Agreement

- c. **Property:** 220 South Broadway
 City Negotiator: Debra Lundy, Real Property Manager
 Negotiating Parties: Escondido Education COMPACT
 Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:30 p.m.

MAYOR

CITY CLERK

MINUTES CLERK

CITY OF ESCONDIDO
May 25, 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 25, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Kathy Hearn led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

PRESENTATIONS:

Retirement of Fire Chief Mike Lowry

ATTENDANCE:

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

Also present were: Graham Mitchell, City Manager; Michael McGuinness, Assistant 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

Councilmember Diaz removed item 5 and Councilmember Masson removed item 13 from the Consent Calendar for discussion.

MOTION: Moved by Deputy Morasco and seconded by Councilmember Diaz to approve the following Consent Calendar items with the exception of items 5 and 13. 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: A) Regular Meeting of April 27, 2016 B) Regular Meeting of May 4, 2016**

4. PURCHASE OF SELF-CONTAINED BREATHING APPARATUS -

Request City Council approve authorizing the purchase of self-contained breathing apparatus (SCBA) from Municipal Emergency Services, Inc. in the amount of \$548,715.08, utilizing the Cooperative Purchasing FireRescue Group Purchasing Organization. (File No. 0470-25)

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

RESOLUTION NO. 2016-60

5. PALOMAR COMMUNITY COLLEGE AGREEMENT -

Request City Council approve authorizing the Fire Chief to enter into an Inter-Agency Services Agreement with Palomar Community College District for the purpose of obtaining funding for Fire Technology training conducted by the Escondido Fire Department. (File No. 0600-10)

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

RESOLUTION NO. 2016-70

Councilmember Diaz abstained and left the dais.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve authorizing the Fire Chief to enter into an Inter-Agency Services Agreement with Palomar Community College District for the purpose of obtaining funding for Fire Technology training conducted by the Escondido Fire Department and adopt Resolution No. 2016-70. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Abstained: Diaz. Motion carried.

6. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016 -

Request City Council receive and file the Quarterly Investment Report. (File No. 0490-55)

Staff Recommendation: **Receive and File (City Treasurer's Office: Kenneth C. Hugins)**

7. BUDGET ADJUSTMENT FOR IMPROVEMENTS TO THE KIT CARSON PARK SPORTS CENTER CONCESSION STAND RESTROOMS -

Request City Council approve the budget adjustment transfer \$15,000 from the Kit Carson Park Adult Softball Capital Improvement Budget to the City Park Capital Improvements Budget to make improvements at the Kit Carson Park Sports Center Concession. (File No. 0430-80)

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

8. BUDGET ADJUSTMENT FOR PROFESSIONAL SERVICES TO REMOVE TELECOMMUNICATIONS FACILITIES DECOMMISSIONED BY CRICKET WIRELESS -

Request City Council approve a budget adjustment to increase the Recreation Fund Rent by \$75,000; increase the General Fund Rent by \$15,000; increase the Community Services Professional Services Budget by \$47,040; and increase the City Manager's Professional Services Budget by \$9,850. The professional services costs will be offset by the revenue received from Cricket Wireless. (File No. 0430-80)

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

9. CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OPEN PROPERTY ASSESSED CLEAN ENERGY PROGRAM -

Request City Council approve authorizing the City of Escondido's participation in the California Statewide Communities Development Authority's Open Property Assessed Clean Energy program, which will enable property owners to finance permanently fixed renewable energy, energy efficiency, water efficiency, and seismic strengthening improvements as well as electric vehicle charging infrastructure. (File No. 0145-30)

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

RESOLUTION NO. 2016-55

10. BID AWARD FOR THE FISCAL YEAR 2015/2016 STREET REHABILITATION AND MAINTENANCE PROJECT -

Request City Council approve authorizing the bid award to PAL General Engineering, Inc., which was determined to be the lowest responsive and responsible bidder; authorize the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$3,333,444.02; and authorize the City Engineer to approve change orders up to 15 percent of the contract amount for the Fiscal Year 2015/2016 Street Rehabilitation and Maintenance Project. (File No. 0600-10 [A-3194])

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

RESOLUTION NO. 2016-61

11. FINAL ASSESSMENT ENGINEER'S REPORT FOR ZONES 1 THROUGH 38 OF THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2016/2017 -

Request City Council approve the Assessment Engineer's Report and the annual levy and collection of assessments in Zones 1 through 38 of the Escondido Landscape Maintenance Assessment District (LMD) for FY 2016/2017. (File No. 0685-10)

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

RESOLUTION NO. 2016-69

12. AUTHORIZATION OF SUBMITTAL FOR BEVERAGE CONTAINER RECYCLING CITY/COUNTY PAYMENT PROGRAM GRANT APPLICATION AND ASSOCIATED DOCUMENTS -

Request City Council approve authorizing the Deputy Director of Public Works or his/her designee to complete and submit an application to CalRecycle for Beverage Container Recycling funds to support all Citywide recycling education, infrastructure, and programs and if awarded, authorize permission to accept funds and complete necessary expenditure report documents. (File No. 0480-70)

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

RESOLUTION NO. 2016-71

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.)

13. 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) -

Approved with a vote of 4/0/1 (Masson Absent) (File No. 0800-10)

ORDINANCE NO. 2016-05 (Second Reading and Adoption)

Councilmember Masson abstained and left the dais.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve 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 and adopt Ordinance No. 2016-05. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Abstained: Masson. Motion carried.

PUBLIC HEARINGS

MAYOR ABED ANNOUNCED THAT ITEM 16 WILL BE CONTINUED TO A FUTURE MEETING.

16. APPEAL OF PLANNING COMMISSION DECISION TO DENY A CONDITIONAL USE PERMIT (PHG 15-0021) -

Request City Council approve the applicant's appeal and approve a Conditional Use Permit to construct a City water filtration facility (membrane filtration/reverse osmosis, MF/RO) on a 3.25-acre City-owned parcel located at 2512 East Washington Avenue. The facility is designed for a total production capacity of 2.0 million gallons per day (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF/RO Process Building), a 1,500 kW backup generator and underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank). The proposal also includes the adoption of the environmental determination prepared for the project. (File No. 0800-40)

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

RESOLUTION NO. 2016-65

MOTION: Moved by Councilmember Masson seconded by Councilmember Gallo to continue item 16 to a future meeting. Motion carried unanimously.

14. SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES IN THE ESCONDIDO VIEWS MOBILEHOME PARK -

Request City Council consider for approval the short-form rent increase application submitted for the City-owned spaces in Escondido Views Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$11.34) for the period of December 31, 2013 to December 31, 2015. (File No. 0697-20-10074)

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

RRB RESOLUTION NO. 2016-08

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

Jamie Zeller, 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. 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 the City-owned spaces in Escondido Views Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$11.34) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-08. Motion carried unanimously.

15. SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES AT MOUNTAIN SHADOWS MOBILEHOME PARK -

Request City Council consider for approval the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$9.61) for the period of December 31, 2013 to December 31, 2015. (File No. 0697-20-10075)

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

RRB RESOLUTION NO. 2016-09

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

Jamie Zeller, 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. 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 the City-owned spaces at Mountain Shadows Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$9.61) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-09. Motion carried unanimously.

WORKSHOP

17. FINDINGS OF THE HYDRAULIC STUDY OF THE CITY -

Request City Council receive and file findings from the Hydraulic Study of Escondido Creeks. (File No. 1320-90)

Staff Recommendation: **Receive and File (Utilities: Christopher McKinney)**

Helen Davies, Environmental Programs Manager, presented the staff report, utilizing a PowerPoint presentation.

Richard Lucera, Vice President of Michael Baker International, was available to answer questions.

NO ACTION, INFORMATION ONLY.

FUTURE AGENDA

18. 18. 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 Office: Diane Halverson)**

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

Councilmember Masson reported he will be attending the California League of Cities meeting in Sacramento.

Councilmember Diaz reported on the San Dieguito River Park Joint Powers Authority meeting last Friday, they are exploring funding options for a ranger station in the Coastal Region; there will be a volunteer appreciation event at the Sikes Adobe on June 4th.

Councilmember Gallo reported that the San Diego County Water Authority will be holding a public hearing in June to discuss the rate schedule for the upcoming year; reported on North County Transit District's information that the Metropolitan Transit District drivers' strike should not impact North County ridership.

Mayor Abed reported that SANDAG discussed the ½ cent transit tax that may be included on the November ballot.

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 REPORT -**

ORAL COMMUNICATIONS

THE FOLLOWING SPEAKER SLIPS' AGENDA REFERENCE TO ITEM #16 WERE CONVERTED TO NON-AGENDA PUBLIC COMMENTS.

Steve Maybury, Escondido, requested that the City-owned property proposed for the MF/RO facility become a community park.

Delores McQuiston, Escondido, stated a community report would have been helpful for this project.

Vasanth Vaidyanathan, Escondido, noted zoning codes in the City and stated that the MF/RO facility should be prohibited in a residential zone.

Diane Belnap, Escondido, requested the Council start a taskforce involving community residents as future options are explored; proposed the land be sold to a developer.

Charles Woolever, Escondido, recommended that alternative locations are explored for the MF/RO facility.

Thomas Albergo, Escondido, stated that a facility of this type is prohibited in a residential zone and that other locations should be explored.

Nancy Correa, Escondido, noted the project does not fit within the zoning code for the area and it should not be approved.

Randal Roberts, Escondido, noted his family's background in Escondido and he does not support the location of the project.

Mark Wunch, San Diego, noted areas that chemicals can be stored in the City; does not support the CUP in this location.

Jan LeeKwai, Escondido, noted healthcare risks of residing near a water filtration facility.

Jack Barnhart, Escondido, stated property values will be affected by this facility.

Bethzaide Flores, Escondido, expressed concern with noise pollution from this facility and requested other options be explored.

Dana Mayberry, Escondido, shared her concern about the proximity of Glenview Elementary and chemicals affecting children's health.

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:37 p.m.

MAYOR

CITY CLERK

MINUTES CLERK