

CITY OF ESCONDIDO
May 4, 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 4, 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 Councilmember Diaz and seconded by Councilmember Gallo 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: | |
| | | Administrative/Clerical/Engineering 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: | Supervisory Bargaining Unit |

ITEMS I.a., I.b., and I.c. WERE NOT DISCUSSED.

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

- | | | |
|----|-----------------------------|--|
| a. | Property: | A parcel on the north side of West Valley Parkway between City Hall and the CCAE, APN 229-372-20 |
| | City Negotiator: | Graham Mitchell, City Manager |
| | Negotiating Parties: | The City of Escondido and Craig Clark |
| | 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 4, 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 4, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Tammy Demarcus led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

PROCLAMATIONS:

Water Awareness Month and Drinking Water Week

PRESENTATIONS:

Be Water Smart Poster Contest Award Presentation

ATTENDANCE:

The following members were present: Councilmember Olga Diaz (Councilmember Diaz left the meeting at 6:03 p.m.), Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

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

Craig Timmons, Escondido, stated property on the corner of Citrus St. and Glenridge Road, which is owned by the City is deteriorating.

Diane Belnap, Escondido, expressed concern with the industrial facility being built near Washington Street and El Norte Parkway and requested Council deny the project.

Patricia Borchman, Escondido, spoke about SANDAG's Integrated Corridor Plan.

CONSENT CALENDAR

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items. 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: None Scheduled**

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.)

4. **TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 65-UNIT CONDOMINIUM DEVELOPMENT (SUB 14-0018, AZ 14-0006) -**
Approved on April 27, 2016 with a vote of 5/0 (File No. 0800-10)

ORDINANCE NO. 2016-04 (Second Reading and Adoption)

PUBLIC HEARINGS

5. **SHORT-FORM RENT INCREASE APPLICATION FOR PONDEROSA MOBILEHOME PARK -**
Request City Council consider the short-form rent increase application submitted by Ponderosa 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 \$19.31) for the period of December 31, 2013 to December 31, 2015. (File No. 0697-20-10070)

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

RRB RESOLUTION NO. 2016-05 (R)

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.

Laura Slobojan, Owner's Representative, noted park features and requested that Council approve the Short Form rent increase.

Mary Davis, Escondido, expressed concern with lack of park upgrades and after hours management, and requested issues be resolved before a rent increase is granted.

Rosalinda Intharath, Escondido, noted multiple water shutoffs and management issues in the park; requested Council deny the rent increase.

Martha Maher, Escondido, noted rent disparities in the park and requested certain spaces be exempt from rental increases.

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

MOTION: Moved by Deputy Mayor Morasco and seconded by Mayor Abed to approve the short-form rent increase application submitted by Ponderosa Mobilehome Park and grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$19.31) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-05. Ayes: Morasco and Abed. Noes: Diaz, Gallo and Masson. Absent: None. Motion failed.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Masson to approve the short-form rent increase application submitted by Ponderosa Mobilehome Park and grant an increase of 37.5 percent of the change in the Consumer Price Index, or 1.411 percent (an average of \$9.65) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-05R. Ayes: Diaz, Gallo and Masson. Noes: Morasco and Abed. Absent: None. Motion carried.

- 6. SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK -**
Request City Council consider the short-form rent increase application submitted by Westwinds Mobilehome Park and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$8.27) for the period of December 31, 2014 to December 31, 2015. (File No. 0697-20-10073)

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

RRB RESOLUTION NO. 2016-10

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.

Jim Yonce, Owner's Representative, Indicated that the pool handrail had been fixed.

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

MOTION: Moved by Councilmember Gallo and seconded by Council Masson to approve the short-form rent increase application submitted by Westwinds Mobilehome Park and grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$8.27) for the period of December 31, 2014 to December 31, 2015 and adopt RRB Resolution No. 2016-10. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Absent: Diaz. Motion carried.

7. PUBLIC HEARING TO APPROVE THE FISCAL YEAR 2016-2017 ONE-YEAR ACTION PLAN FOR USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) FUNDS AND BUDGET ADJUSTMENT -

Request City Council solicit and consider citizen input for the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds; approve the HOME and CDBG budget authorizing the Director of Community Development, the Director of Public Works, and the City Clerk to execute contracts as appropriate; approve the submittal of the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$200,000 from the unallocated fund to the Tulip Street Improvement Project. (File No. 0870-11)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue and Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-58 (R) B) RESOLUTION NO. 2016-59

Danielle Lopez, Assistant Director of Neighborhood Services, Nancy Luu, Management Analyst, and Karen Youel, Housing Manager, 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.

Verna Griffin Tabor, Center for Community Solutions, requested support to assist with repairs at the shelter that aids victims of domestic violence.

Raymond Kitlas, Angels Depot, requested an increased allocation to \$20,000 to aid with services the Angels Depot provides.

Jim Wise, Escondido Community Development Center, requested allocation of funds to relocate administration building to provide a safer environment for children at the Center.

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

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to solicit and consider citizen input for the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds; approve the HOME and CDBG budget authorizing the Director of Community Development, the Director of Public Works, and the City Clerk to execute contracts as appropriate; approve the submittal of the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$200,000 from the unallocated fund to the Tulip Street Improvement Project and adopt Resolution No. 2016-58R and Resolution No. 2016-59. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Absent: Diaz. Motion carried.

WORKSHOP

8. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) AND FISCAL YEAR 2016/17 CIP BUDGET UPDATE -

Request City Council direct staff to move forward on preparing the Fiscal Year 2016/17 Five-Year Capital Improvement Program and Budget. (File No. 0430-30)

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

Sheryl Bennett, Director of Administrative Services, Joan Ryan, Assistant Director of Finance, and Michelle LeFever, Finance, presented the staff report, utilizing a PowerPoint presentation.

COUNCIL ACTION: City Council provided direction to move forward with preparing the Fiscal Year 2016/17 Five-Year Capital Improvement Program and Budget.

FUTURE AGENDA

9. 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 MEMBER'S SUBCOMMITTEE REPORTS

Councilmember Gallo reported on the San Diego County Water Authority's annual High School Science program; water conservation goals are continuously being met in Escondido.

Deputy Mayor Morasco noted the FootGolf ribbon cutting ceremony at Reidy Creek Golf Course.

Mayor Abed reported that SANDAG voted to move forward with the proposed tax increase ballot measure.

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 UPATE -**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 7:24 p.m.

MAYOR

CITY CLERK

MINUTES CLERK