

Escondido City Council

CITY OF ESCONDIDO
July 20, 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, July 20, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Tammy DeArmas led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

PRESENTATIONS:

Equinox Project 2016 San Diego Regional Quality of Life Dashboard

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; Jeffrey Epp, City Attorney; Rozanne Cherry, Principal Planner; Julie Procopio, Assistant Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

David Martin, Escondido, concerned about residue left on dishes after using his dishwasher.

Wally Gutierrez, Escondido, provided updates on the Escondido Little League and noted upcoming championship games.

Martha Flores, Escondido, introduced the Escondido Girls All-Star Softball League.

CONSENT CALENDAR

Deputy Mayor Morasco removed item 6 from the Consent Calendar for discussion.

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items with the exception of item 6. 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 June 22, 2016**

4. **NOTICE OF COMPLETION: HALE AVENUE RESOURCE RECOVERY FACILITY INFLUENT PUMP STATION -**

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the Hale Avenue Resource Recovery Facility (HARRF) Influent Pump Station. (File No. 0600-10 [A-3063])

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

RESOLUTION NO. 2016-95

5. **ANNUAL DESTRUCTION OF RECORDS -**

Request the City Council approve authorizing the destruction of the specified Police Department records and City records for the following departments and divisions: City Attorney, City Clerk, City Treasurer, Community Development, Community Services, Employee Benefits, Finance, Fire, HARRF, Housing, Human Resources, Library, Payroll, Police, Public Works, Risk Management, and Utilities. (File No. 0160-35)

Staff Recommendation: **Approval (City Clerk's Office: Diane Halverson)**

RESOLUTION NO. 2016-98

6. **ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR AMBER LANE SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT (ENV 16-0003) -**

Request the City Council approve the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Amber Lane Residential Development. (File No. 0820-20)

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

RESOLUTION NO. 2016-99

Deputy Mayor Morasco noted the process property owners must go through to satisfy regulations for the Mitigated Negative Declaration.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to approve the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Amber Lane Residential Development and adopt Resolution No. 2016-99. Motion carried unanimously.

7. **LEASE AGREEMENT WITH ESCONDIDO COMMUNITY GARDEN AT THE CORNER OF NORTH CENTRE CITY PARKWAY AND WEST LINCOLN AVENUE (APN: 228-073-15, -16, & -17 POR.)**
Request City Council approve authorizing Real Property Manager and the City Clerk to execute a Lease Agreement with Escondido Community Garden for land situated at the corner of North Centre City Parkway and West Lincoln Avenue (APN: 228-073-15, -16, & -17 Por.). (File No. 0600-10 [A-2260])

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

RESOLUTION NO. 2016-105

8. **LEASE AGREEMENT WITH ESCONDIDO SENIOR COMMUNITY GARDEN AT THE CORNER OF NORTH CENTRE CITY PARKWAY AND WEST LINCOLN AVENUE (APN: 228-073-16 & -17 POR.) -**

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with Escondido Senior Community Garden for land situated on the corner of North Centre City Parkway and West Lincoln Avenue (APN: 228-073-16 & -17 Por.). (File No. 0600-10 [A-2979])

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

RESOLUTION NO. 2016-106

9. **LEASE AGREEMENT WITH EJE, INC., DBA NORTH COUNTY KIA AT FLOOD CONTROL LAND ADJACENT TO 1501 AUTO PARK WAY -**

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a Lease Agreement with EJE, Inc., dba North County Kia, for flood control land situated adjacent to 1501 Auto Park Way. (File No. 0600-10 [A-2405])

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

RESOLUTION NO. 2016-107

10. **APPROVAL OF A CONSULTING AGREEMENT FOR DESIGN OF THE TRANSIT CENTER ACTIVE TRANSPORTATION PROJECT -**

Request the City Council approve a Consulting Agreement with Kleinfelder for design of the Transit Center Active Transportation Connections Project. (File No. 0600-10 [A-3199])

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

RESOLUTION NO. 2016-110

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

11. LONG-FORM RENT REVIEW BOARD HEARING FOR SUNDANCE MOBILEHOME PARK -

Request the City Council hear public testimony and determine the appropriate method and factors to utilize for calculating any resulting rent increase as well as the specific rent increase. (File No. 0697-20-10092)

Staff Recommendation: **Provide Direction (City Manager's Office: Jay Petrek)**

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

Jamie Zeller, Code Enforcement, and Stephen Jacobson, Code Enforcement, were available to answer questions.

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

Bill Dahlin, Owners Representative, provided information supporting the rent increase request and requested the application cost be spread over applicant spaces.

Bob Wise, Residents Representative, spoke about Rent Control Ordinance and noted rate protections that are available to residents.

Jeremy Singer, Residents Representative, stated the current application is unjust to the residents of Sundance Mobile Home Park and requested denial of the rent increase.

Helena Lopez, Escondido, noted the difficulty in selling a Mobilehome.

Suzie Livermore, Escondido, stated she does not support the rent increase.

Georgina Barnes, Escondido, stated that senior residents cannot increase their income to afford the rent increase.

Lynn O'Brien, Escondido, noted rent increases over time in the park and stated that owners do not work with residents.

David Martin, Escondido, stated that the park owners should pay the legal fees associated with the application.

David Connors, Escondido, stated that mobile home residents have filled civil complaints in the past and does not support the rent increase.

Bud Livermore, Escondido, noted senior citizens in the park may not be able to afford the rent increase.

Tim Sheahan, San Marcos, does not support the rental increase.

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 accept staff recommendation of a rent increase of \$102.22, based on an MNOI analysis; and the legal costs associated with preparing and presenting the rent increase application to be prorated among all the spaces in the park and amortized over a five year period, with an interest rate of 7 percent. Ayes: Gallo, Morasco and Abed. Noes: Diaz and Masson. Absent: None. Motion carried.

12. LOCAL REGISTER DESIGNATION OF THE PROPERTY AT 2612 LOMA VISTA AVENUE (HP 16-0001) -

Request the City Council approve listing the structures on the City's Local Register and approve the CEQA Exemption. (File No. 0880-10)

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

RESOLUTION NO. 2016-93

Paul Bingham, Planning, 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. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve listing the structures on the City's Local Register and approve the CEQA Exemption and adopt Resolution No. 2016-93. Motion carried unanimously.

13. APPROVAL TO ACCEPT EMERGENCY SOLUTIONS GRANT FUNDS AND TO AMEND FISCAL YEAR 2015-2019 FIVE YEAR CONSOLIDATED PLAN AND FISCAL YEAR 2016-2017 ANNUAL ACTION PLAN -

Request City Council solicit and consider citizen input regarding the Emergency Solutions Grant (ESG) program; approve accepting ESG funds in the amount \$135,322 for Fiscal Year (FY) 2016-2017; approve a budget adjustment to FY 2016-2017 Community Development Block Grant (CDBG) allocations in response to a recipient terminating their services in Escondido and reallocate the CDBG funds; approve accepting ESG funds; approve the ESG and CDBG budget; authorize the Assistant City Manager and City Clerk to execute contracts as appropriate; approve submittal of the amended FY 2016-2019 Consolidated Plan and the amended FY 2016-2017 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the use of CDBG, HOME Investment Partnership (HOME), and ESG funds. (File No. 0871-10)

Staff Recommendation: **Approval (City Mangers' Office: Jay Petrek)**

A) RESOLUTION NO. 2016-100 (R) B) RESOLUTION NO. 2016-103

Karen Youel, Housing Manager, and Nancy Melander, Management Analyst, 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.

Hedi Kane, Representative for Meals on Wheels, requested additional funding to provide assistance to low income seniors.

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 Masson to approve accepting ESG funds in the amount \$135,322 for Fiscal Year (FY) 2016-2017; approve a budget adjustment to FY 2016-2017 Community Development Block Grant (CDBG) allocations in response to a recipient terminating their services in Escondido and reallocate the CDBG funds; approve accepting ESG funds; approve the ESG and CDBG budget; authorize the Assistant City Manager and City Clerk to execute contracts as appropriate; approve submittal of the amended FY 2016-2019 Consolidated Plan and the amended FY 2016-2017 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the use of CDBG, HOME Investment Partnership (HOME), and ESG funds and adopt Resolution No. 2016-100 (R) and Resolution No. 2016-103. Motion carried unanimously.

CURRENT BUSINESS

14. CONSULTING AGREEMENT FOR THE FIRST PHASE OF THE REDESIGN OF A MEMBRANE FILTRATION/REVERSE OSMOSIS FACILITY FOR TREATMENT OF RECYCLED WATER FOR AGRICULTURAL IRRIGATION -

Request the City Council approve authorizing the Mayor and City Clerk to execute a Consulting Agreement with Black and Veatch Corporation in the amount of \$200,000 for engineering services for the first phase of the redesign of a Membrane Filtration and Reverse Osmosis facility at a new location. (File No. 0600-10 [A-3132])

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

RESOLUTION NO. 2016-108

Angela Morrow, Deputy Director of Utilities Construction and Engineering, presented the staff report, utilizing a PowerPoint presentation.

David Sherman, Escondido, noted the 3 story retirement community adjacent to the proposed site and expressed concern with noise generated from the facility.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Masson to approve authorizing the Mayor and City Clerk to execute a Consulting Agreement with Black and Veatch Corporation in the amount of \$200,000 for engineering services for the first phase of the redesign of a Membrane Filtration and Reverse Osmosis facility at a new location and adopt Resolution No. 2016-108. Motion carried unanimously.

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)**

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

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 8:19 p.m.

MAYOR

CITY CLERK

MINUTES CLERK