

CITY OF ESCONDIDO
December 20, 2017
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, December 20, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

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

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Mayor Abed and seconded by Councilmember Morasco to recess to Closed Session. Ayes: Abed, Diaz, Gallo, Morasco; Noes: none; Masson absent. Motion carried.

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido Firefighters' Association
 - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido Police Officers' Association
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 2245-2261 East Valley Parkway, APN 231-092-30
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: American Heritage Charter Schools
Under Negotiation: Terms of Agreement
 - b. **Property:** 700 West Grand Avenue, APN 232-100-16
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Integral Communities
Under Negotiation: Price and Terms of Agreement
 - c. **Property:** 16625 Sun Energy Road, APNs 189-060-42 and 189-040-44
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: Lianne C. Thompson Mueller and Harlan L. Thompson
Under Negotiation: Price and Terms of Agreement
 - d. **Property:** 27509 North Lake Wohlford Road, APN 189-060-08
City Negotiator: Jeffrey Epp, City Manager
Negotiating Parties: San Pasqual Band of Diegueno Mission Indians of California
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:20 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
December 20, 2017
4:30 P.M. Meeting Minutes

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, December 20, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Kathy Hearn led the Moment of Reflection.

FLAG SALUTE

Councilmember Morasco led the flag salute.

ATTENDANCE:

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

Also present were: Jeffrey Epp, City Manager; Michael McGuinness, City Attorney; Bill Martin, Director of Community Development; Owen Tunnell, Principal Engineer; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

ORAL COMMUNICATIONS

CONSENT CALENDAR

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Gallo to approve all Consent Calendar items with the exception of item 10. Ayes: Abed, Diaz, Gallo, Morasco; Noes: none; Masson absent. 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: None Scheduled**
4. **FINAL MAP, ESCONDIDO TRACT SUB 14-0018, LOCATED AT 2516 SOUTH ESCONDIDO BOULEVARD -**

Request the City Council approve the Final Map for Tract SUB 14-0018, a single lot, 63-Unit Residential Condominium Subdivision located at 2516 South Escondido Boulevard. (File No. 0800-10)

Staff Recommendation: **Approval (Engineering Services Department: Julie Procopio)**

5. PURCHASE TWO (2) MEDIX AMBULANCES FROM HI-TECH EMERGENCY VEHICLES THROUGH SOUTHWEST AMBULANCE SALES OF KENNEDALE, TEXAS -

Request the City Council approve authorizing the Fleet Services Division to purchase two (2) Medix Ambulances from Hi-Tech Emergency Vehicles through Southwest Ambulance Sales in the amount of \$358,161.52 by utilizing a Cooperative Purchase Contract through the Houston-Galveston Area Council, Contract No. AM10-16. (File No. 0470-35)

Staff Recommendation: **Approval (Public Works Department: Joseph Goulart)**

RESOLUTION NO. 2017-155

6. BID AWARD FOR THE PURCHASE OF DEWATERING POLYMER FOR THE HALE AVENUE RESOURCE RECOVERY FACILITY -

Request the City Council approve accepting the lowest responsive bid from Polydyne, Inc. to purchase Dewatering Polymer by unit price for use in wastewater treatment processing at the HARFF and authorize the Deputy City Manager/Administrative Services to execute a Purchasing Contract with Polydyne, Inc., effective December 21, 2017 through June 30, 2019, with the option to renew the Contract on an annual fiscal year basis not to exceed five (5) consecutive fiscal years. The unit price bid is \$2.195 per Active Pound of Dewatering Polymer, with an estimated annual purchase quantity of 88,000 pounds. (File No. 0470-35)

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

RESOLUTION NO. 2017-158

7. ADOPTION OF CHANGES TO THE CITY OF ESCONDIDO FEE INVENTORY - ALARM BILLING AND REGISTRATION -

Request the City Council approve proposed changes to the City of Escondido Fee Inventory. (File No. 0480-45)

Staff Recommendation: **Approval (Fire Department: Rick Vogt)**

RESOLUTION NO. 2017-159

8. ADOPTION OF AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION FOR THE SPRUCE STREET DRAINAGE IMPROVEMENT PROJECT (ENV 15-0010) -

Request the City Council approve the adoption of an Addendum to an adopted Initial Study/Mitigated Negative Declaration prepared for the Spruce Street Drainage Improvement Project. (File No. 0820-20)

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

RESOLUTION NO. 2017-164

9. POLICE OFFICERS' ASSOCIATION NON-SWORN BARGAINING UNIT SUCCESSOR MEMORANDUM OF UNDERSTANDING -

Request the City Council approve executing a successor Police Officers' Association Non-Sworn Bargaining Unit contract. (File No. 0740-30)

Staff Recommendation: **Approval (Human Resources Department: Sheryl Bennett)**

RESOLUTION NO. 2017-165

10. COMMUNITY SERVICES BUDGET AMENDMENT -

Request the City Council approve modifying the General Fund Budget to delete the position of Director of Library and Community Services and add the position of Director of Communications and Community Services. (File No. 0430-30)

Staff Recommendation: **Approval (City Manager's Office: Jeffrey Epp)**

RESOLUTION NO. 2017-166

MOTION: Moved by Councilmember Diaz to postpone discussion of this item. No second, motion failed.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve modifying the General Fund Budget to delete the position of Director of Library and Community Services and add the position of Director of Communications and Community Services and adopt Resolution No. 2017-166. Ayes: Abed, Gallo, Morasco; Noes: Diaz; Masson absent. Motion carried.

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.)

11. AMENDMENT TO ARTICLE 40 (HISTORICAL RESOURCES) OF THE ESCONDIDO ZONING CODE (AZ 17-0004) -

Approved on December 6, 2017 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2017-12 (Second Reading and Adoption)

12. CITY COUNCIL MEMBER AND MAYOR COMPENSATION -

Approved on December 6, 2017 with a vote of 3/2; Diaz and Gallo voting no (File No. 0680-10)

ORDINANCE NO. 2017-15R (Second Reading and Adoption)

PUBLIC HEARINGS

13. TAX EQUITIES AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING FOR COBBLESTONE VILLAGE APARTMENTS -

Request the City Council approve the issuance of revenue bonds by California Municipal Finance Authority, in an aggregate principal amount not to exceed \$10,000,000, to finance the acquisition, rehabilitation, improvement, and equipping of Cobblestone Village apartments at 360 E. Washington Avenue, Escondido, California. (File No. 0440-65)

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

RESOLUTION NO. 2017-162

Karen Youel, Housing and Neighborhood Services 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. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve the issuance of revenue bonds by California Municipal Finance Authority, in an aggregate principal amount not to exceed \$10,000,000, to finance the acquisition, rehabilitation, improvement, and equipping of Cobblestone Village apartments at 360 E. Washington Avenue, Escondido, California and adopt Resolution No. 2017-162. Ayes: Abed, Diaz, Gallo, Morasco; Noes: None; Masson absent. Motion carried.

14. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT REGARDING INCUBATOR USES (AZ 17-0003 AND PHG 17-0009) -

Request the City Council approve amending the Escondido Zoning Code to allow incubator uses as a Conditional Use in the M-1 and M-2 zones; approve a Conditional Use Permit for a cryotherapy business as an incubator use in the M-1 zone; and adopt the environmental determination prepared for the zoning code update and the proposed Conditional Use Permit project. (File No. 0810-20)

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

A) RESOLUTION NO. 2017-156 B) ORDINANCE NO. 2017-16 (First Reading and Introduction)

Adam Finestone, Principal Planner, and Darren Parker, Associate Planner, 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.

Joshua Taylor, applicant, was available to answer questions.

Mayor Abed asked if anyone else wanted to be heard. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Diaz to approve amending the Escondido Zoning Code to allow incubator uses as a Conditional Use in the M-1 and M-2 zones; approve a Conditional Use Permit for a cryotherapy business as an incubator use in the M-1 zone; and adopt the environmental determination prepared for the zoning code update and the proposed Conditional Use Permit project and adopt Resolution No. 2017-156 and introduce Ordinance No. 2017-16. Ayes: Abed, Diaz, Gallo, Morasco; Noes: None; Masson absent. Motion carried.

15. ESCONDIDO'S PUBLIC FACILITIES FEE, PARK DEVELOPMENT FEE, TRAFFIC IMPACT FEE, AND DRAINAGE FACILITIES FEE -

Request the City Council approve adjusting Public Facilities, Park Development, Traffic Impact, and Drainage Facilities Development Impact Fees necessary to serve new development. A process creating an annual review of fees and adjustment using the method adopted by SANDAG is also included. **THIS ITEM WAS CONTINUED FROM DECEMBER 6, 2017.** (File No. 0480-45)

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

RESOLUTION NO. 2017-154RR

Jay Petrek, Assistant City 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.

Michael McSweeney, representative for the Building Industry Association, expressed his appreciation working with City staff.

Mayor Abed asked if anyone else wanted to be heard. No one asked to be heard; therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve adjusting Public Facilities, Park Development, Traffic Impact, and Drainage Facilities Development Impact Fees necessary to serve new development and adopt Resolution No. 2017-154RR. Ayes: Abed, Diaz, Gallo, Morasco; Noes: None; Masson absent. Motion carried.

16. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE LAKE WOHLFORD DAM REPLACEMENT PROJECT (ENV 13-0005) -

Request the City Council approve the certification of a Final Environmental Impact Report, adoption of CEQA Findings, and a Statement of Overriding Considerations, and adoption of Mitigation Measures and a Mitigation Monitoring and Reporting Program for the Lake Wohlford Dam Replacement Project. (File No. 0820-20)

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

RESOLUTION NO. 2017-160

THIS ITEM WAS CONTINUED TO A DATE UNCERTAIN.

FUTURE AGENDA

17. 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

Mayor Abed reported SANDAG Board approved Mayor Vaus as Vice Chair and approved the Smart Growth Incentive Program and Active Transportation Grant Program

CITY MANAGER'S WEEKLY ACTIVITY REPORT

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

- **WEEKLY ACTIVITY REPORT -**

ORAL COMMUNICATIONS

Mickey Montemuro, Escondido, commented regarding imposed \$400,000 in City improvements for his building project on Nutmeg Street and Gary Lane.

ADJOURNMENT

Mayor Abed adjourned the meeting at 5:27 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK