

CITY OF ESCONDIDO
August 22, 2018
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 4:29 p.m. on Wednesday, August 22, 2018 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

Dick Bridgman led the Moment of Reflection.

FLAG SALUTE

Deputy Mayor Masson led the flag salute.

ATTENDANCE:

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

Also present were: Jeffrey Epp, City Manager; Michael R. McGuinness, City Attorney; Mike Strong, Assistant Director of Planning; Julie Procopio, Director of Engineering Services; Eva Heter, Assistant City Clerk; and Jennifer Ekblad, Deputy City Clerk.

ORAL COMMUNICATIONS

JoAnne Fields, representative for the Council for Supplier Diversity, shared information regarding upcoming meetings and invited the City Council to attend.

Smitty Smith, Escondido, shared concerns regarding high density development in Escondido.

CONSENT CALENDAR

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Diaz to approve all Consent Calendar items with the exception of items 4 and 12. Item 12 was removed and not discussed. 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 August 8, 2018**

4. ESTABLISHING THE PROPERTY TAX RATE AND FIXED CHARGE ASSESSMENTS FOR GENERAL OBLIGATION BONDED INDEBTEDNESS -

Request the City Council approve establishing the property tax rate and fixed charge assessments for bonded indebtedness for the Fiscal Year 2018-19. (File No. 0440-35)

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

RESOLUTION NO. 2018-89

MOTION: Moved by Mayor Abed and seconded by Deputy Mayor Masson to approve establishing the property tax rate and fixed charge assessments for bonded indebtedness for the Fiscal Year 2018-19 and adopt Resolution No. 2018-89. Motion carried unanimously.

5. AUTHORIZE CONTRACTS TO ACQUIRE AND UTILIZE SOFTWARE AND SERVICING FOR THE CITYWORKS PROJECT -

Request the City Council approve authorizing agreements with Timmons Group for implementation services and the purchase of the Cityworks Project software. (File No. 0600-10 [A-3261])

Staff Recommendation: **Approval (Information Systems Department: Rob Van De Hey)**

RESOLUTION NO. 2018-132

6. KIT CARSON PARK WETLAND PERMITS MITIGATION AREAS CONSULTANT BID AWARD -

Request the City Council approve authorizing the Mayor and City Clerk to execute a Consulting Agreement with Habitat West, Inc. in the amount of \$147,541 for management of the Kit Carson Park Wetland Permits Mitigation Areas project. (File No. 0600-10 [A-3262])

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

RESOLUTION NO. 2018-136

7. FIRST AMENDMENT TO THE PUBLIC SERVICES AGREEMENT FOR RIGHT OF WAY LANDSCAPE MAINTENANCE SERVICES WITH STEVEN SMITH LANDSCAPING INC. -

Request the City Council approve authorizing the Mayor and City Clerk to execute a First Amendment to the Public Services Agreement (PSA), exercising option period one (1) of the Right of Way Landscape Maintenance Services Request for Proposal (RFP) No. 18-02, extending the Agreement through June 30, 2019. (File No. 0600-10 [A-3222])

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

RESOLUTION NO. 2018-137

8. 2018-19 STUDENT SUCCESS INITIATIVE GRANT AND BUDGET ADJUSTMENT -

Request the City Council approve authorizing the Director of Communications and Community Services or her designee to complete an application for the Pacific Library Partnership 2018-19 Student Success Initiative grant program; execute grant documents on behalf of the City; and approve the necessary budget adjustment to establish a new project number for tracking these grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Communications and Community Services Department: Joanna Axelrod)**

RESOLUTION NO. 2018-138

9. SALE OF PROPERTY: 1750 W. CITRACADO PARKWAY, LOT #99 AT MOUNTAIN SHADOWS MOBILEHOME PARK -

Request the City Council approve authorizing the Real Property Manager to execute documents necessary to complete the sale of 1750 W. Citracado Parkway, Lot #99 at Mountain Shadows Mobile Home Park. (File No. 0698-20)

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

RESOLUTION NO. 2018-140

10. AUTHORITY TO APPLY FOR HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS -

Request the City Council approve authorizing the Director of Engineering Services/City Engineer to complete an application to Caltrans for a federal Highway Safety Improvement Program (HSIP) grant to improve safety on Centre City Parkway; and if awarded, authorize the Director of Engineering Services/City Engineer or her designee to accept grant funds and complete grant documents on behalf of the City. (File No. 0480-70)

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

RESOLUTION NO. 2018-141

11. 2018 DONOR ADVISED FUND THROUGH THE OMAHA COMMUNITY FOUNDATION CANINE GRANT AND BUDGET ADJUSTMENT -

Request the City Council approve authorizing the Escondido Police Department to accept a \$50,000 Canine Grant from a Donor Advised Fund through the Omaha Community Foundation through the Escondido Foundation; authorize the Chief of Police and Police Department staff to execute grant document on behalf of the City; and approve budget adjustments needed to spend grant funds. *Continued from August 15, 2018.* (File No. 0430-80)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

12. CONTINUING EMERGENCY REPAIR OF FIVE SECTIONS OF ESCONDIDO SEWER PIPELINE (HALE AVENUE UNDERPASS OF I-15, KIA DEALERSHIP PARKING LOT, SOUTH HALE AVENUE, CASA GRANDE MOBILE ESTATES, AND GREEN TREE MOBILE HOME ESTATES) -

Request the City Council approve declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds there is a need to continue the emergency repairs of damaged sewer main sections along Hale Avenue. The resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property. (File No. 0600-10 [A-3242])

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

RESOLUTION NO. 2018-143

THIS ITEM WAS REMOVED AND NOT DISCUSSED.

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. REPEAL ESCONDIDO MUNICIPAL CODE CHAPTER 19, ARTICLE 2, BOARD OF REVIEW, AND AMEND CITY PERSONNEL RULES AND REGULATIONS RULE 28, ADMINISTRATIVE REVIEW, AND APPEAL TO BOARD OF REVIEW -

Approved on August 15, 2018 with a vote of 5/0 (File No. 0680-50)

ORDINANCE NO. 2018-08 (Second Reading and Adoption)

- 14. **REZONE, MASTER DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, GRADING EXEMPTIONS, AND SPECIFIC ALIGNMENT PLAN - WOHLFORD RESIDENTIAL SUBDIVISION (SUB 15-0002, PHG 15-0004, AND ENV 15-0001)**
Approved on August 15, 2018 with a vote of 5/0 (File No. 0800-10)

ORDINANCE NO. 2018-17 (Second Reading and Adoption)

- 15. **AMENDMENTS TO THE ESCONDIDO ZONING CODE AND DOWNTOWN SPECIFIC PLAN TO CONDITIONALLY PERMIT DRIVE-THROUGH RESTAURANTS AND CONDITIONAL USE PERMIT FOR A NEW DRIVE-THROUGH RESTAURANT AT 350 W. VALLEY PARKWAY (PHG 17-0014, PHG 17-0015, ENV 17-0003) -**
Approved on August 15, 2018 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2018-18 (Second Reading and Adoption)

PUBLIC HEARINGS

- 16. **SHORT-FORM RENT REVIEW BOARD HEARING FOR CASA GRANDE ESTATES -**
Request the City Council consider for approval the short-form rent increase application submitted for Casa Grande Estates at 1001 S. Hale Avenue, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$20.10) for the period of December 31, 2015 to December 31, 2017. (File No. 0697-20-10172)

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

RRB RESOLUTION NO. 2018-09

Belinda Rojas, Program Administrator, and Stephen Jacobson, Code Enforcement Officer, presented the staff report utilizing a PowerPoint presentation.

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

Kent Johns, Owner’s Representative, addressed concerns regarding fencing issues, shared comments regarding increased utility costs, and requested approval of the rent increase.

Susan Halstead, Residents’ Representative, thanked the owner’s representative for fixing park issues and addressed resident concerns regarding park amenities.

Joan DeVries, Escondido, shared information regarding the Consumer Price Index (CPI) and requested the Consumer Price Index percent increase be cut in half.

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

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Gallo to approve the short-form rent increase application submitted for Casa Grande Estates at 1001 S. Hale Avenue, granting an increase of 75 percent of the change in the Consumer Price Index, or 3.574 percent (an average of \$20.10) for the period of December 31, 2015 to December 31, 2017 and adopt RRB Resolution No. 2018-09. Ayes: Abed, Gallo, Masson, Morasco. Noes: Diaz. Motion carried.

- 17. **COMMITMENT OF HOME CHDO FUNDS, AND APPROVAL AND AUTHORIZATION FOR RELEASE OF REQUEST FOR PROPOSALS FOR AFFORDABLE HOUSING PURPOSES -**
Request the City Council approve a Request for Proposal to be released for the acquisition, redevelopment, and rehabilitation of affordable housing; authorize the Director of Community Development to conditionally commit federal HOME Community Housing Development Organization (CHDO) funds in an amount not to exceed \$139,000 to Community HousingWorks (CHW) for the

rehabilitation of six affordable rental units located at 1203 South Maple Street; and authorize the Mayor and City Clerk to execute an Affordable Housing Loan Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney. (File No. 0875-20)

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

RESOLUTION NO. 2018-161

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 wanted to speak on this issue in any way.

Richard Oh, San Diego, representative from Community HousingWorks, shared information regarding affordable housing and was available to answer questions.

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

MOTION: Moved by Councilmember Diaz and seconded by Deputy Mayor Masson to approve a Request for Proposal to be released for the acquisition, redevelopment, and rehabilitation of affordable housing; authorize the Director of Community Development to conditionally commit federal HOME Community Housing Development Organization (CHDO) funds in an amount not to exceed \$139,000 to Community HousingWorks (CHW) for the rehabilitation of six affordable rental units located at 1203 South Maple Street; and authorize the Mayor and City Clerk to execute an Affordable Housing Loan Agreement and all necessary loan and supporting agreements in forms acceptable to the City Attorney and adopt Resolution No. 2018-161. Motion carried unanimously.

FUTURE AGENDA

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 Gallo reported North County Transit District had no fatalities this week; shared San Diego County Water Authority information regarding statewide water usage.

Mayor Abed reported SANDAG interviewed applicants and decided on an Executive Director.

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

ADJOURNMENT

Mayor Abed adjourned the meeting at 5:32 p.m.

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Sam Abed
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MAYOR

DocuSigned by:
Eva Heter
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ASSISTANT CITY CLERK

DocuSigned by:
Jennifer Ekblad
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DEPUTY CITY CLERK