

CITY OF ESCONDIDO
June 7, 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, June 7, 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, Deputy Mayor John Masson, Councilmember Michael Morasco, and Mayor Sam Abed. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Deputy Mayor Masson 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 and Jeffrey Epp
Employee Organization: Non-Sworn Police Bargaining Unit
 - b. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association:
Administrative/Clerical/Engineering Bargaining Unit
 - c. **Agency Negotiator:** Sheryl Bennett and Jeffrey Epp
Employee Organization: Escondido City Employee Association: Supervisory
Bargaining Unit
- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** California Center for the Arts, Escondido, 340 N. Escondido
Blvd., Escondido, California 92025
City Negotiator: Jay Petrek, Assistant City Manager
Negotiating Parties: A Step Beyond
Under Negotiation: Price and Terms of Lease
- III. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION/SIGNIFICANT EXPOSURE (Government Code 54956.9(d)(2))**
- a. One Case

ADJOURNMENT

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

MAYOR

CITY CLERK

DEPUTY CITY CLERK

CITY OF ESCONDIDO
June 7, 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 4:35 p.m. on Wednesday, June 7, 2017 in the City Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

FLAG SALUTE

Councilmember Diaz 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 McGuinness, City Attorney; Mike Strong, Assistant Director of Planning; Julie Procopio, Director of Engineering Services; Diane Halverson, City Clerk; and Jennifer Ekblad, Deputy City Clerk.

ORAL COMMUNICATIONS

Josh Brock, Director of Market Development for Renovate America, provided information regarding the HERO Program.

CONSENT CALENDAR

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve all Consent Calendar items with the exception of items 4, 7, 9, 10, and 11. 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**
- 4. FINAL MAP FOR ESCONDIDO TRACT SUB 15-0003 LOCATED AT 332-444 WEST WASHINGTON AVENUE -**

Request the City Council approve the Final Map for Tract SUB 15-0003, a single lot, 112-Unit Residential Condominium Subdivision located at 332-444 West Washington Avenue. (File No. 0800-10)

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

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Morasco to approve the Final Map for Tract SUB 15-0003, a single lot, 112-Unit Residential Condominium Subdivision located at 332-444 West Washington Avenue. Ayes: Abed, Diaz, Gallo, Morasco. Noes: None. Abstain: Masson. Motion carried.

5. AWARD OF BID FOR THE PURCHASE OF WATER METERS -

Request the City Council approve accepting the lowest responsive, responsible bid from National Meter & Automation for the purchase of water meters and authorize the Director of Administrative Services to execute a contract with National Meter & Automation, effective July 1, 2017 through June 30, 2018, for the estimated amount of \$168,642.76, with the option to renew the contract for four additional one-year periods conditioned upon budget appropriations. (File No. 0470-35)

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

RESOLUTION NO. 2017-74

6. NOTICE OF COMPLETION: EMERGENCY REPAIR OF SEWER PIPELINE IN GREEN TREE MOBILE HOME ESTATES -

Request the City Council approve authorizing the Director of Utilities to file a Notice of Completion for the emergency repair of a sewer pipeline in Green Tree Mobile Home Estates. (File No. 0600-10 [A-3213])

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

RESOLUTION NO. 2017-80

7. LEASE AGREEMENT WITH CROSS CONNECTION CHURCH FOR UNIMPROVED SURPLUS RIGHT OF WAY LOCATED AT THE NORTHEAST CORNER OF EL NORTE PARKWAY AND SEVEN OAKES ROAD -

Request the City Council approve authorizing the Real Property Manager and the City Clerk to execute a five-year lease agreement for use of right of way, located at the northeast corner of El Norte Parkway and Seven Oakes Road, in the City of Escondido. (File No. 0600-10 [A-3219])

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

RESOLUTION NO. 2017-82R

Vince McCaw, Real Property Manager, was available to answer questions.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Gallo to approve authorizing the Real Property Manager and the City Clerk to execute a five-year lease agreement for use of right of way, located at the southeast corner of El Norte Parkway and Seven Oakes Road, in the City of Escondido and adopt Resolution No. 2017-82R. Motion carried unanimously.

8. FINAL ENGINEER'S REPORT FOR ZONES 1 THROUGH 38 OF THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2017/2018 -

Request the 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 for FY 2017/2018. (File No. 0685-10)

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

RESOLUTION NO. 2017-83

- 9. EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP 898 (SUB 17-0003) -**
Request the City Council approve a three-year extension of time for a ten-lot, single-family residential subdivision located at 701 San Pasqual Valley Road and 1201 East 5th Avenue. (File No. 0800-10)

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

RESOLUTION NO. 2017-84

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve a three-year extension of time for a ten-lot, single-family residential subdivision located at 701 San Pasqual Valley Road and 1201 East 5th Avenue and adopt Resolution No. 2017-84. Motion carried unanimously.

- 10. GRANT OF ACCESS FOR THE CENTRE CITY SHOPPING CENTER -**
Request the City Council approve authorizing the Real Property Manager to execute a grant of access for the Centre City Shopping Center, located at 425 and 427 West Mission Avenue. (File No. 0690-80)

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

RESOLUTION NO. 2017-85

Adam Finestone, Principal Planner, and Homi Namdari, Assistant City Engineer, presented a PowerPoint presentation regarding the project.

Carol Rea, Escondido, commented regarding the current state of the property and suggested that Escondido needs quality lodging.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Masson to approve authorizing the Real Property Manager to execute a grant of access for the Centre City Shopping Center, located at 425 and 427 West Mission Avenue and adopt Resolution No. 2017-85. Motion carried unanimously.

- 11. CALIFORNIA COASTAL CONSERVANCY PROPOSITION 1 GRANT PROGRAM APPLICATION -**
Request the City Council approve authorizing the Environmental Programs Manager or her designee to submit grant documents for an amount up to \$1,000,000 to the California Coastal Conservancy for Proposition 1 funds; and if awarded, accept the grant funds and complete the necessary documents required by the Conservancy for participation in the Proposition 1 Grant Program for the installation of drainage improvements to the unlined (earthen) portions of the channel draining the Spruce Street area near the Transit Station. (File No. 0480-70)

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

RESOLUTION NO. 2017-91

Helen Davies, Environmental Program Manager, presented a PowerPoint presentation regarding the project.

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Morasco to approve authorizing the Environmental Programs Manager or her designee to submit grant documents for an amount up to \$1,000,000 to the California Coastal Conservancy for Proposition 1 funds; and if awarded, accept the grant funds and complete the necessary documents required by the Conservancy for participation in the Proposition 1 Grant Program for the installation of drainage improvements to the unlined (earthen) portions of the channel draining the Spruce Street area near the Transit Station and adopt Resolution No. 2017-91. Motion carried unanimously.

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.)

12. ZONING CODE AMENDMENT AND REZONE (AZ 16-0005/PHG 17-0007) -

Approved on May 24, 2017 with a vote of 5/0. (File No. 0810-20)

A) ORDINANCE NO. 2017-07 (Second Reading and Adoption)

B) ORDINANCE NO. 2017-09 (Second Reading and Adoption)

PUBLIC HEARINGS

13. PUBLIC HEARING FOR RECOMMENDATIONS FOR ALLOCATION OF HOME FUNDS -

Request the City Council conduct the public hearing and receive public input in order to reaffirm City Council Resolution No. 2017-66R, authorizing the Director of Community Development to conditionally commit federal HOME funds in an amount not to exceed \$450,000 to Interfaith Community Services for the acquisition and rehabilitation of four affordable multi-family rental units located at 557-563 Aster Place; 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 which was previously adopted by the City Council on May 3, 2017. (File No. 0873-01)

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

RESOLUTION NO. 2017-66R

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.

Greg Anglea, Executive Director of Interfaith Community Services, was available to answer questions.

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

MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Gallo to approve authorizing the Director of Community Development to conditionally commit federal HOME funds in an amount not to exceed \$450,000 to Interfaith Community Services for the acquisition and rehabilitation of four affordable multi-family rental units located at 557-563 Aster Place; 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 which was previously adopted by the City Council on May 3, 2017 and adopt Resolution No. 2017-66R. Motion carried unanimously.

14. FISCAL YEAR 2017-2018 ONE-YEAR ACTION PLAN FOR USE OF CDBG FUNDS FOR COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS, ESG FUNDS FOR HOMELESS PRIORITIES, HOME FUNDS FOR AFFORDABLE HOUSING ACTIVITIES, AND BUDGET ADJUSTMENT -

Request the City Council solicit and consider citizen input for the FY 2017-2018 One-Year Action Plan for the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) funds; approve the CDBG, ESG, and HOME budgets and allocations; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2016-2017 One-Year Action Plan and submittal to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$287,783.09 from the unallocated fund to the Tulip Street Improvement Project. (File No. 0870-11)

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

A) RESOLUTION NO. 2017-71R B) RESOLUTION NO. 2017-87

Karen Youel, Housing and Neighborhood Services 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.

Greg Anglea, Executive Director of Interfaith Community Services, provided information regarding Alliance for Regional Bridge Housing Network and reported the results of ESG funds for rapid rehousing and homeless prevention issues.

Javier Guerrero, Executive Director of the San Diego Children's Discovery Museum, commented that approved CDBG request for funds would benefit the scholarship fund "Access for All."

Jesse Hanwit, Escondido, thanked the Council for considering street lighting for the Old Escondido Historic District.

Carol Rea, President of the Old Escondido Historic District, thanked staff for considering the request for lighting for the Old Escondido Historic District.

Jim Wiese, Escondido, ECCDC, thanked City Council for their continued support of the Escondido Child Care Development Center.

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

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Gallo to approve the CDBG, ESG, and HOME budgets and allocations with an increase of \$10,000 additional funds each to Code Enforcement and Graffiti using funds from the street light LED retrofit program, and increasing Interfaith ESG allocation to \$100,000, reducing money allocated to Compact; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2016-2017 One-Year Action Plan and submittal to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$287,783.09 from the unallocated fund to the Tulip Street Improvement Project and adopt Resolution No. 2017-71R and Resolution No. 2017-87. No action was taken.

AMENDED MOTION: Moved by Deputy Mayor Masson and seconded by Councilmember Gallo to modify the original motion to approve the CDBG, ESG, and HOME budgets and allocations increasing funding to Code Enforcement and Graffiti with an additional \$25,000 each using funds from the street light LED retrofit program; authorize the Director of Community Development and City Clerk to execute contracts with service providers as appropriate; approve the FY 2016-2017 One-Year Action Plan and submittal to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$287,783.09 from the unallocated fund to the Tulip Street Improvement Project and adopt Resolution No. 2017-71R and Resolution No. 2017-87. 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 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 attending the Borders Committee and commented on road construction at the U.S. and Mexico border; and reported attending San Diego County Water Authority meeting where budget preparation and CALPERS obligations were discussed.

Councilmember Morasco shared information regarding Escondido Disposal's Resource Recovery facility grand opening.

Mayor Abed reported attending SANDAG Regional Planning and Transportation joint meeting and provided information regarding new criteria for Transnet Smart Growth Incentive Program and the Active Transportation Grant Program.

CITY MANAGERS 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 6:53 p.m.

MAYOR

CITY CLERK

DEPUTY CITY CLERK