ESCONDIDO
City of Choice

AGENDA ITEM NO.: 21
AGENDA DATE: 8-18-10

FUTURE CITY COUNCIL AGENDA ITEMS

August 12, 2010

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

AUGUST 25, 2010 – ETHICS TRAINING (6:30pm-8:30pm)
Council Chambers

Green Sheet Due by Noon on Monday, 8/16/10
Staff Reports/Resos due by Noon on 8/24/10

SEPTEMBER 1, 2010	
4:00 p.m.	
	CONSENT CALENDAR
1	**Notice of Completion for Police and Fire HQ (Bid Pkg. 6A& 10A) (ISEC)** (J. Masterson) *The work consists of millwork & construction specialties for the crime lab for the Police & Fire HQ at 1163 N. Centre City Pkwy.*
2	**Master Agreement, Administering Agency-State Agreement for Federal-Aid Projects and Delegating Authority to the Director of Engineering Services to execute Program Supplement Agreements** (E. Domingue) *The City must execute a revised Local Agency-State Master Agreement in order for CalTrans to process Program Supplement Agreements for the funding of federal-aid projects. This action will also delegate authority to the Director of Engineering Services to execute all Program Supplement Agreements.*

SEPTEMBER 1, 2010 (cont.)	
3	**Resolution of Support of Grant Application, Budget Adjustment, and Consultant Agreement for Benton Burn Site Remediation Project** (E. Domingue) *The Benton Burn site within the Escondido Country Club area was operated in the late 140s/early 1950s. A grant opportunity exists for partial funding of the remediation cost for this site. A resolution of support, budget, consultant services, and staff time is necessary to initially apply for the grant and subsequently proceed with remediation of this site. Grant application must be submitted by 9/15/10 to make the first funding cycle.*
4	**Community Development Commission (CDC) Purchase of Three Vacant Lots on the Northeast Corner of Juniper Street & Grand Avenue** (J. Case) *The property is strategically located in the Downtown and can be used for additional public parking (34-36 spaces) until a future date when the property may be developed. There is some contamination on one of the lots. Staff is investigating the status of monitoring and the levels of contaminants. When future development occurs, the CDC could use the Polanco Act to require the original polluter (Arco/BP) to clean or remediate the site. The purchase offer was reached through negotiations with the seller and based on market study of comparable sales.*
5	**Loan and Security Agreements to secure Long term Affordability Covenants at 1600 W. Ninth Avenue (aka Windsor Gardens Senior Housing)** (R. Keiser) *Authorize the CDC Chair & Secretary to execute necessary loan and security agreement for set-aside funds approved as part of the Housing budget at the 6/16/10 Council Mtg. The use of Set-Aside funds was approved up to $915,000 to pay off a privately held mortgage guaranteed by HUD for the Windsor Gardens Property, in exchange for long term affordability covenants.*
6	**Notice of Completion for Police and Fire HQ (Bid Pkg. 7A) (Witherow)** (J. Masterson) *The work consists of the roofing for the Police & Fire HQ at 1163 N. Centre City Pkwy*
7	**Notice of Completion for Police and Fire HQ (Bid Pkg. 15A) (HPS)** (J. Masterson) *The work consists of the heating, ventilation, air conditioning & plumbing for the Police & Fire HQ at 1163 N. Centre City Pkwy*

SEPTEMBER 1, 2010 (cont.)	
	PUBLIC HEARINGS:
8	**Mountain Shadows MHP – Short Form** (R. Keiser) *The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 2 year period of consideration from 12/31/07 to 12/31/09. Seventy five per cent of the change in the Consumer Price Index for the 2 year period is 2.837%. The increase affects 30 City-owned spaces in the Park. The average space rent for the 30 spaces subject to a rent increase is $313.91. The average increase per space per month requested is approximately $8.91.*
9	**The Views MHP – Short-form** (R. Keiser) *The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a two year period of consideration from 12/31/07 to 12/31/09. Seventy five per cent of the change in the Consumer Price Index for the two year period is 2.837%. The increase affects 5 City-owned spaces in the park. The average space rent for the 5 spaces subject to a rent increase is $370.28. The average increase per space per month requested is approximately $10.50.*
	CURRENT BUSINESS
10	**Use of Funds From Sale of Center for Community Solutions** (J. Van Leeuwen) **Tentative Post escrow – check with Jerry** *On July 14 the Council approved the sale of the City owned property to the Center for Community Solutions. Staff recommends that the proceeds be used to fund support for children and families, per the endowment request and be deposited into the Recreation Reserve.*
11	**Conceptual Development Plan for Renovation of the Ritz Theater** (B. Redlitz) *The property owner has been working with the Downtown Business Association on development concepts that would enable renovation of the former movie theater into a cabaret dinner theater. The concept involves preservation and modification of a structure, and relies upon the construction of residential units and parking reductions through the future processing of a planned development application.*
12	**Future Agenda Items (M. Whalen)**
7:00 p.m.	
	WORKSHOP - ONLY
13	**Water & Wastewater Rate Structures and Water Allocation** (L. Vereker/S. Pardiwala-Raftelis) *Water & Wastewater Rate Structures and Water Allocation – requesting Council guidance*