

**MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF CORONADO
Coronado City Hall
1825 Strand Way
Coronado, CA 92118
Tuesday, May 16, 2006**

Mayor Smisek called the meeting to order at 3:00 p.m.

1. ROLL CALL:

Present: Councilmembers Downey, Monroe, Tanaka, Tierney
and Mayor Smisek

Absent: None

Also Present: City Manager Mark Ochendusko
City Attorney Morgan Foley
City Clerk Linda Hascup

2. INVOCATION AND PLEDGE OF ALLEGIANCE. Floyd Ross provided the invocation and Mayor Smisek led the Pledge of Allegiance.

3. MINUTES: The minutes of the Regular Meeting of May 2, 2006, a copy having been provided Council prior to the meeting, were approved as corrected. The reading of the minutes in their entirety was unanimously waived.

Councilmember Downey asked that the record reflect the comments from two speakers at the May 2 meeting regarding the proposed Oversized Vehicle Ordinance. The two speakers, Bruce Johnson and Fred Eckert, had requested that the Council reconsider its previous action.

MSUC (Tanaka/Downey) moved that the City Council approve the minutes of the Regular Meeting of May 2, 2006, as amended.

AYES: Downey, Monroe, Tanaka, Tierney, and Smisek

NAYS: None

ABSENT: None

4. CEREMONIAL PRESENTATIONS:

4a. Proclamation: Captain Jake Washington Day. Mayor Smisek presented the proclamation to Captain Jake Washington and his family.

4b. Proclamation: National Public Works Week. Mayor Smisek presented the proclamation to members of the Public Services and Engineering Departments.

4c. Proclamation: May is National Historic Preservation Week. Mayor Smisek presented the proclamation to Susan Keith, Chair of the Historic Resource Commission and Joe Ditler, Executive Director of the Coronado Historical Association.

5. CONSENT CALENDAR: The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5e with the addition of Item 10b, and Items 11c through 11f.

Councilmember Downey offered a comment on Item 10b. She thinks it might be helpful to do some public education on alley speed limits, possibly in the City's newsletter or in the Coronado Magazine. She said she didn't grow up in California or take a California driving test and was unaware of the alley speed limit and other people may be in a similar situation.

MSUC (Monroe/Downey) moved that the City Council approve the Consent Calendar Items 5a through 5e with the addition of Items 10b – Recommendation From the Traffic Operations Committee Regarding the Posting of City Alleys with 15-mph Signage, 11c – Evaluation of Affordable Housing In-Lieu Fee, 11d – Approval of a Resolution Authorizing the City of Coronado to Participate in the San Diego Urban Area (SDUA) Mass Casualty/Mass Decontamination Cache Program and Host One (1) Mobile Mass Casualty Treatment Supply Cache Mounted in a Trailer Pulled by a Ford F-250 Tow Vehicle, 11e – Approval of a Draft Tenant Relocation Plan for 525 Orange Avenue and Authorization to Circulate the Plan and 11f – Adoption of a Resolution of the City of Council of the City of Coronado Approving the Sale of Tax Allocation Refunding Bonds for the Coronado Community Development Project and Affordable Housing.

AYES: Downey, Monroe, Tanaka, Tierney and Smisek

NAYS: None

ABSENT: None

5a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. The City Council waived the reading of the full text and approved the reading of the title only.

5b. Approval of Warrants. The City Council ratified payment of warrants Nos. 10050640 thru 10050909 audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved the warrants.**

5c. Approval and Acceptance of the Repairs to the Sidewalk Terrazzo in the Vicinity of Village Theater. JW Stratton, Inc. was issued a Notice to Proceed on March 13, 2006. The project was completed in accordance with the project plans and specifications on May 1, 2006. **The City Council accepted the repair project and directed the City Clerk to file a Notice of Completion.**

5d. Award of Contract for Sidewalk and Pedestrian Ramp Replacement and Block 171 Alley Resurfacing Project FY 2005-06. The bids were publicly opened on April 27, 2006 with the following results:

BIDDER	BID
Koch-Armstrong General Engineering, Inc.	\$482,260.30
A. B. Hashmi, Inc.	\$500,500.00
New Century Construction, Inc.	\$520,550.00
Portillo Construction, Inc.	\$528,200.00
Tri-Group Construction & Development, Inc.	\$549,470.00
Zondiros Corporation	\$618,913.00
HMS Construction	\$618,913.00
Healey Construction	\$651,001.00

Staff evaluated Koch-Armstrong General Engineering Inc.'s bid package, insurance, bonding and construction references and determined the contractor to be "responsive." Contracting laws allow the City to award the contract to the lowest responsive bidder, in this case, Koch-Armstrong General Engineering, Inc. **The City Council award a contract to Koch-Armstrong General Engineering, Inc. in the amount of \$482,260.30 for construction of the Sidewalk and Pedestrian Ramp Replacement and Block 171 Alley Resurfacing Project FY 2005-06.**

5e. Filing of the Quarterly Treasurer's Report on Investments with the City of Coronado for the Quarter Ending March 2006. This report is for the three-month period January 1, 2006 through March 31, 2006 respectively. The summary page identifies all investments including those not under management with PFM. These include LAIF, Union Bank and CAMP funds. This report also highlights the year to date interest earned relative to budget. For the quarter ending March 31, 2006, the City's investment portfolio has earned \$1,422,058.93 in investment earnings compared to an annual budget of \$1,066,954. The portfolio earnings have exceeded the budget by 59%, which reflects the longer duration of the portfolio and the rise in interest rates.

The report also includes a quarterly Investment Performance Review by the City's investment manager, PFM Asset Management. The review contains two sections. Section A is a discussion of the market, interest rate trends, the economy, etc. Section B is a specific review of the City's portfolio and its performance year to date. There is also a discussion of the strategy that City and PFM staff has used in setting up the portfolio structure and a comparison to several benchmarks that are consistent with the City's investment strategy. **The City Council examined the quarterly Report on Investments and ordered it filed.**

5f. Recommendation from the Traffic Operations Committee to Adopt a Resolution to Reduce the Speed Limit on Tenth Street from 30 Miles Per Hour to 25 Miles Per Hour. Councilmember Tierney requested that this item be removed from the Consent Calendar. He pointed out that he would be opposing the recommendation for the following reasons. One is the result of lowering the speed zones on collector streets. People generally stayed on these streets because they had the feeling that they were going to move off the island quicker, that it was the easiest way to move through traffic and that the areas surrounding these arterials are residential areas. What has been happening as the speed limits have been reduced on these arterials is that traffic has been going into the residential areas. Another reason is that people know the City only has a limited number of police officers. Mr. Tierney stated that he prefers to keep the speed limit on the arterials at 30 mph. He doesn't want Coronado to be a 25 mph town.

Councilmember Tanaka said he would be supporting the recommendation because it is not about reducing traffic but it is about safety. When the City Council has lowered the speed limits in the past it has been because of the concept that speed kills.

Councilmember Monroe commented that most of Tenth Street is residential. Mr. Tierney used the word "quicker" which is not a word he is willing to sign up for. He appreciates the fact that most of this City Council, for years now, has decided that Coronado is a village and that village is to be preserved. Part of preserving the village is to have cars go slow. When the speed limit was reduced coming off the bridge onto Third Street he was told that wouldn't work, but it has worked. He is proud to have been a part of the vote to make that happen and will be proud to be part of this vote. This is a 25 mph village.

Mayor Smisek commented that this action goes along with the other actions the City Council has taken. Tenth Street would be the only 30 mph street left in the residential community if it isn't changed, and it is unhampered by stop signs. He thinks that most of the frustration comes from the number of cars that are trying to leave Coronado to go over the bridge in the afternoon, rather than from the speed limit. He thinks this is a wise move. He has also noticed what Mr. Monroe pointed out on Third and Fourth Streets.

Councilmember Downey's said her office is on Tenth Street. There are a lot of children on that street. For the safety of the children she thinks this is a great idea. She mentioned her own family's personal experience with this and said that lowering the speed on Tenth Street will do exactly what Mr. Tanaka spoke of; it will make it safer on that street.

MSC (Monroe/Downey) moved that the City Council adopt A RESOLUTION DESIGNATING A 25-MILE PER HOUR SPEED LIMIT ON TENTH STREET BETWEEN ORANGE AVENUE AND ALAMEDA BOULEVARD. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8144.

AYES: Downey, Monroe, Tanaka, and Smisek
NAYS: Tierney
ABSENT: None

6. ORAL COMMUNICATIONS:

- a. **Mayor Smisek** congratulated Navy Base Coronado's Commanding Officer, Tim Alexander, Rear Admiral (Select) regarding his pending promotion.
- b. **Councilmember Tierney** informed the City Council that he has asked the City Manager to look into putting disabled door openers on all the municipal buildings in Coronado, which none have at this time. He said that the City is in compliance, but there are taxpayers that do not have access. It is his expectation that all buildings should be accessible to people who are handicapped and presently, not one of the municipal buildings in town has this capability.
- c. **City Manager Mark Ochenduszko** advised that automated door openers are what would provide increased access and this will be looked into by staff and come back to the City Council for consideration. He added that the City does meet the building code and ADA requirements.

7. CITY MANAGER:

- 7a. **Update on Council Directed Actions and Citizen Inquiries.** No report.

8. PUBLIC HEARINGS:

8a. **Request for Approval of a Two-Lot Tentative Parcel Map for Development of 4 Condominium Units for 441-447 E Avenue in the R-3 (Multiple Family Residential) Zone (PC 6-06 Rauber, Steve).** Director of Community Development Tony Pena provided the staff report. The Tentative Map meets all of the State and Local requirements, has been approved by the appropriate departments and the Planning Commission. Staff is recommending approval of the Tentative Map with the findings and conditions.

Mayor Smisek opened the public hearing and seeing no one wishing to speak on the item, the public hearing was closed.

MSUC (Downey/Tanaka) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING A TWO LOT TENTATIVE PARCEL MAP FOR DEVELOPMENT OF FOUR CONDOMINIUM UNITS FOR LOTS 31 & 32, BLOCK 123, MAP 376 CBSI, ADDRESSED AS 441-447 E AVENUE, CORONADO, CA. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8146.

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

9. ADMINISTRATIVE HEARINGS: None.

10. COMMISSION AND COMMITTEE REPORTS:

10a. Report from the Port Commissioner Concerning Port Activities. Port Commissioner Robert Spane provided a report on the last two Port Commission meetings. He began with the 8a Anchorage where there are 60 boats with 200 on a waiting list. The mooring ball rental is \$150 rent fee with a cost to the Port of \$700,000 in towing, bringing up sunken boats, providing supervision, etc. Admiral Spane thinks there will be some changes. A couple of the options are to increase the size and/or number of other anchorages near the bridge and in Glorietta Bay. Coronado should be thinking about those impacts. Another idea is to provide 8a boaters with vouchers to pay for mooring balls, but that would mean a need for more mooring balls to be added.

The Port Commission received a presentation on the Transbay Sewer project from City staff. No movement has been seen on that project yet.

Admiral Spane advised that there would be two new Public Art benches installed in Tidelands Park. He also advised that the Glorietta Bay Marina is going forward with a Negative Declaration and funding for the linear park is being worked out.

Police and Fire Services Compensation was determined by the Port at \$1.547 Million over three years. This was approval of what Coronado requested.

Admiral Spane closed by announcing that he would be speaking at the Coronado Rotary meeting the following week.

10b. Recommendation from the Traffic Operations Committee Regarding the Posting of City Alleys with 15-MPH Signage. California Vehicle Code section 22352 establishes prima facie speed limits on public roadways. The prima facie speed limit on any public alley is 15 mph. Coronado does not have a policy of posting regulatory signs on roadways governed by prima facie speed limits. Generally these limits are not posted; however, there are at least two instances where the alley speed limit is posted. This is permitted under the California Vehicle Code, but the signs are not required for enforcement purposes.

A survey of other municipal agencies determined that generally the 15-mph speed limit is not posted unless there is evidence of high traffic volumes combined with high speeds. Survey respondents stated that these situations are typically found where alleys separate residential and commercial zones.

Licensed drivers should be aware of the “rules of the road” regarding prima facie speed limits, including the 15-mph alley limit. **Under Consent, the City Council determined not to post the City’s alleys with 15-mph signage.**

11. CITY COUNCIL BUSINESS:

11a. Council Reports on Inter-Agency Committee and Board Assignments.

Councilmember Tanaka reported on the Animal Control Facility meeting where they reviewed sites based on the criteria developed by staff and input that was received from the public. He attended a teen symposium hosted by the Recreation Department and the Hospital Foundation Gala with other City Council members.

Councilmember Monroe attended a Tunnel Team meeting to look at the strategic plan for the coming year, the awards for 'Best of Coronado' with Mayor Smisek and Councilmember Tierney, met with Liz Forsyth Lovell to look at the area between First and Second Streets. He recommended to the Chamber that they might form a committee to address such issues as sidewalks, cleanliness, etc. He reported on meetings of the MTS and SANDAG Boards, and attended the Hospital Foundation Ball and a Flower Show Board meeting.

Councilmember Tierney attended a meeting of Metro JPA, the 'Best of Coronado' awards, the Cays Yacht Club opening, the Lionel Van Deerlings tribute at SDSU, a League of California Cities meeting for a discussion on no joint use, the Coronado Hospital Foundation Gala, went to the Golf Course for Mother's Day Brunch, and a PUC Advisory Committee meeting.

Councilmember Downey attended the Coronado Hospital Ball, a Soroptimist Club meeting where she briefed the membership on City events, the Coronado Cays Yacht Club Grand Opening, an Environmental Mitigation Committee meeting where they were notified that their efforts have had the privilege of having SANDAG recognized with a 'Taxpayer Watchdog Award' that she will be receiving on their behalf tomorrow with SANDAG staff and Mayor Mickey Cafagna. She attended a Mother/Daughter golf tournament organized by the Girls' Golf Club of Coronado and she thanked the Golf Course staff for all their efforts.

Mayor Smisek attend a luncheon for City employees hosted by the Executive Team on May 3, attended the Hospital Volunteers Luncheon, the 'Best of Coronado' awards, and the Coronado Cays Yacht Club's Opening Day. He met with Sharp Coronado and the PMA representative to discuss interaction between Coronado Hospital and Balboa Hospital, and had subsequent discussions with the Admiral at Balboa Hospital. Mayor Smisek attended a meeting of the Library Board, met with Secretary of Navy Winter to discuss the tunnel and a mutual lack of support for joint use, attended a reception on USS MIDWAY for the Secretary of the Navy, a meeting of the Golf Course Committee, and a meeting at Coronado Sharp Hospital regarding the hospital master plan. He took a conference call with the Airport Commission and all interested public officials in the area. He advised that the Commission has completed the study on joint use and North Island falls low on the list as an option.

11b. Presentation by Commander Naval Base Coronado of 2006-2007 Construction Program. Captain Jake Washington presented a PowerPoint presentation on the Navy's projects at North Island and the Amphibious Base for 2006 and 2007 and provided a copy of the presentation for the record.

Councilmember Tierney asked what percentage of the Navy's construction projects overall are bringing money to the local economy in the San Diego regional area. Also if the outside contractors are coming through? The Navy does put a lot of money into the area. Captain Washington said this information wasn't part of the presentation; however all of the projects listed are done by private contractors, the vast majority of which are from San Diego.

Councilmember Monroe said he sits on the MTS Board which has a concern about accommodations for buses and taxis at the new Third Street Gate. Captain Washington explained the modifications to the entrance that would create a spur for buses and taxis. This change is reflected in modified drawings that are in the permit packages.

Councilmember Downey asked about the improvements to the Navy Lodge and MWR Cottages. Captain Washington explained that the plans continue to change as they work with the Navy Exchange Command. Currently, these two facilities would provide roughly 200 rooms, 100 per building, and they are being built right over existing buildings so there would be a demolition phase. Those current buildings have 45 modules each.

The City Council accepted the presentation.

11c. Evaluation of Affordable Housing In-Lieu Fee. In response to a request by Councilmember Tierney, the City Council on September 20, 2005, directed staff to study and evaluate increasing the City's affordable housing in-lieu fee. Councilmember Tierney proposed that this fee, having not been reviewed by the City since July 1993, should be increased to be more comparable to those charged elsewhere in San Diego County. **Under Consent, the City Council took no action on this issue at this time.**

11d. Approval of a Resolution Authorizing the City of Coronado to Participate in the San Diego Urban Area (SDUA) Mass Casualty/Mass Decontamination Cache Program and Host One Mobile Mass Casualty Treatment Supply Cache Mounted in a Trailer Pulled by a Ford F-250 Tow Vehicle. One purpose of the SDUA mass casualty/mass decontamination cache program is to provide support to local governments in preparation for and in the event of an actual or potential mass casualty event. The City of Coronado is at risk of geographic isolation in the event of a major earthquake or other major disaster. The locating of a mobile mass casualty treatment supply cache in Coronado would enhance the ability of Coronado's emergency responders to deal with the number and degree of casualties that may occur in a major disaster incident. **Under Consent, the City Council approved A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING AND AUTHORIZING THE CITY OF CORONADO TO PARTICIPATE IN THE SAN DIEGO URBAN AREA MASS CASUALTY/MASS DECONTAMINATION CACHE PROGRAM AND HOST ONE (1) MOBILE MASS CASUALTY TREATMENT SUPPLY CACHE MOUNTED IN A TRAILER WITH FORD F-250 TOW VEHICLE.** The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8145. The City Council directed the City Manager to sign the Memorandum of Agreement by and between the San Diego Unified Disaster Council for participation in the San Diego Urban Area mass casualty/mass decontamination cache program to continue to increase the City's disaster response casualty.

11e. Approval of a Draft Tenant Relocation Plan for 525 Orange Avenue and Authorization to Circulate the Plan. California Relocation Law and Guidelines require that the CDA must provide permanent relocation assistance if tenants are displaced for more than 12 months. It is anticipated that the building and site rehabilitation activities at 525 Orange Avenue will take 22 to 24 months to complete. Under the law, the CDA must:

- Prepare a relocation plan that accommodates the needs of each household.
- Identify relocation opportunities that are within the community, and if none exist in the immediate community, the greater community.
- Assist each household by providing relocation referrals and assistance with rental or purchasing a new unit, and the moving process.
- Provide relocation benefits that include rent differential payments for a 42-month period (funding the difference between their current rent and the comparable unit rent), plus moving and incidental expenses.
- Maintain files for each household that documents their individual relocation experience and payment.
- Consider relocation claim appeals for a period of 18 months after each household is relocated.

Therefore, RSG has prepared the Relocation Plan for this project. The Relocation Plan presents:

- A general description of the redevelopment project area and the rehabilitation project,
- Survey data concerning the demographic characteristics and present circumstances of residents and their relocation needs,
- An assessment of the availability of comparable replacement housing within the City of Coronado and San Diego,
- Steps and procedures the CDA will follow to ensure a fair and equitable relocation program.

Tenant information presented in the Plan was compiled through a series of in-person interviews conducted by the CDA's relocation consultant, RSG, during the month of March 2006.

State law requires that the legislative body approve the draft Plan prior to circulating the Plan to the tenants at the property and the public for review. If approved, RSG will circulate the Plan for the required 30-day review period. Following the review period, staff will compile all comments about the Plan for consideration by the Council. The Council will then adopt a final Relocation Plan to be submitted to the State Department of Housing and Community Development. **Under Consent, the City Council approved the draft Relocation Plan for 525 Orange Avenue and authorized staff to circulate the Plan.**

11f. Adoption of a Resolution of the City Council of the City of Coronado Approving the Sale of Tax Allocation Refunding Bonds for the Coronado Community Development Project and Affordable Housing. The recommended actions would provide City Council approval for the sale of the bonds. The Community Development Agency and the Coronado Financing Authority will take action on resolutions to authorize the bond issuance and execution of the final documents. Additional details are contained in staff reports to the Community Development Agency Board and the Coronado Financing Authority Board which seek approval of the bond refunding. These items are also scheduled for the May 16 meeting. The Coronado Unified School District has been asked to approve the sale in accordance with the Agreement for Cooperation. The final bond amount, interest rates, and annual debt service savings will be determined by negotiation between staff and the Financial Advisor with the Underwriter at the time of sale. **Under Consent, the City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, APPROVING THE SALE OF TAX ALLOCATION REFUNDING BONDS FOR THE CORONADO COMMUNITY DEVELOPMENT PROJECT. The Resolution was read by**

**Title, the reading in its entirety unanimously waived and adopted by Council as
RESOLUTION NO. 8143.**

12. CITY ATTORNEY: No report.

13. COMMUNICATIONS - WRITTEN: None.

The City Council recessed to Closed Session at 4:47 p.m.

14. CLOSED SESSION:

**14a. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL
INITIATION OF LITIGATION**

AUTHORITY: Government Code Section 54956.9c

NUMBER OF POTENTIAL CASES: One

**14b. CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED
NEGOTIATOR**

AUTHORITY: Government Code §549567.6

CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter,
Director of Administrative Services

EMPLOYEE ORGANIZATION: American Federation of State, County and
Municipal Employees (AFSCME)

**14c. CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED
NEGOTIATOR**

AUTHORITY: Government Code §549567.6

CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter,
Director of Administrative Services

EMPLOYEE ORGANIZATION: Coronado Firefighters' Association (CFA)

**14d. CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED
NEGOTIATOR**

AUTHORITY: Government Code §549567.6

CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter,
Director of Administrative Services

EMPLOYEE ORGANIZATION: Coronado Police Officers' Association (CPOA)

**14e. CLOSED SESSION: CONFERENCE WITH CITY'S DESIGNATED
NEGOTIATOR**

AUTHORITY: Government Code §549567.6

CITY NEGOTIATORS: Mark Ochendusko, City Manager; Leslie Suelter,
Director of Administrative Services

EMPLOYEE ORGANIZATION: Self-Represented Employees

The City Council reconvened at 5:50 p.m.

The City Attorney reported that on Items 14a, b, d and e there was no reportable action. Direction was given to the City Negotiators on Item 14c.

15. **ADJOURNMENT:** The meeting was adjourned at 5:51 p.m.

Approved:

Tom Smisek, Mayor
City of Coronado

Attest:

Linda K. Hascup
City Clerk