



MINUTES

Regular Meeting of the San Marcos City Council

TUESDAY, April 8, 2025

City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

Regular City Council Meeting

Special City of San Marcos as Successor Agency to the San Marcos Redevelopment Agency Meeting
Special City of San Marcos as Successor Housing Agency to the San Marcos Redevelopment Agency Meeting

Regular Fire Protection District Meeting

Special San Marcos Public Financing Authority Meeting

Regular San Marcos Public Facilities Authority Meeting

CALL TO ORDER: Mayor Jones called the City Council meeting to order at 6:01 PM.

PLEDGE OF ALLEGIANCE: Led by Mayor Jones.

INVOCATION: Led by Mayor Jones.

ROLL CALL:

PRESENT: COUNCILMEMBERS: JONES, LEBLANG, NUÑEZ, SANNELLA, MUSGROVE
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT: City Manager Bender, City Attorney Peak, City Clerk Scollick, and Deputy City Clerk Olinger Chavez.

PROCLAMATIONS AND PRESENTATIONS:

A. Fair Housing Month Proclamation presented to Joanne Franciscus, Legal Aid Society of San Diego Executive Director, & Bobby Case, Fair Housing Supervising Attorney.

CONSENT CALENDAR:

MOVED TO APPROVE CONSENT CALENDAR BY COUNCILMEMBER NUÑEZ, SECONDED BY DEPUTY MAYOR SANNELLA, EXCEPT FOR ITEM #7 WHICH WAS REMOVED FOR FURTHER DISCUSSION.

AYES: COUNCILMEMBERS: SANNELLA, MUSGROVE, JONES, LEBLANG, NUÑEZ
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE



1. **WAIVER OF TEXT.** This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.
2. **APPROVAL OF MINUTES.** Approved the minutes of City Council regular and special meetings on March 25, 2025
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated March 2025.
4. **RESOLUTION NO. 2025-9420 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL.** Adopted a resolution approving the expenditure of funds for attendance at public purpose events.
5. **RESOLUTION NO. 2025-9421 - LEGISLATIVE REPORT.** Adopted a resolution taking a position on pending legislation in the California State Legislature and projects of local impacts.
6. **RESOLUTION NO. 2025-9422 - AWARDED A CONTRACT TO TURBOSCAPE, INC. FOR CITYWIDE PLAYGROUND ENGINEERED WOOD FIBER DELIVERY AND INSTALLATION SERVICES.** Adopted resolution awarding a contract for citywide playground engineered wood fiber delivery and installation services and delegating authority to the City Manager to negotiate, finalize, and execute the contract with TURBOSCAPE, INC. for a maximum of five (5) years with a not to exceed budget of \$500,000.
7. **RESOLUTION NO. 2025-9423 - TRANSITION OF THE CITY'S AQUATICS PROGRAMMING FROM IN HOUSE SERVICE DELIVERY TO A CONTRACTOR PROVIDED MODEL, AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE FUNDS IN THE FISCAL YEAR 2025-26 OPERATING BUDGET WITH RESPECT TO THE SAME.** Adopted resolution granting the City Manager authority to negotiate and execute agreements necessary to transition the City's aquatics programming to a contractor provided model, and to appropriate funds in the Fiscal Year 2025-26 operating budget. REMOVED FROM CONSENT CALENDAR.
8. **RESOLUTION NO. 2025-9424 - AGREEMENT REGARDING REAL PROPERTY AMONG THE CITY OF SAN MARCOS, INTERFAITH COMMUNITY SERVICES, INC., AND THE MISSION SAN MARCOS UNIFIED METHODIST CHURCH.** Adopted resolution authorizing an Agreement regarding Real Property among Interfaith Community Services, Inc., a California nonprofit, public benefit corporation ("Interfaith"), the Mission San Marcos Unified Methodist Church, a 501(c)(3) religious organization ("Methodist Church"), and the City of San Marcos, a chartered municipal corporation ("City") and authorizing the City Manager to execute said agreement and related documents.
9. **RESOLUTION NO. 2025-9425 - SUPPORTING APPLICATION TO AND AUTHORIZING THE CITY MANAGER TO FINALIZE AND FILE APPLICATIONS WITH SANDAG FOR SMART GROWTH INCENTIVE PROGRAM (SGIP) GRANT FUNDS.** Adopted resolution certifying the results of the election and annexing the property listed below to Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space and Preserve Maintenance) of the City of San Marcos and Improvement Area F-57 thereto.



7. **RESOLUTION NO. 2025-9423 - TRANSITION OF THE CITY'S AQUATICS PROGRAMMING FROM IN HOUSE SERVICE DELIVERY TO A CONTRACTOR PROVIDED MODEL, AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE FUNDS IN THE FISCAL YEAR 2025-26 OPERATING BUDGET WITH RESPECT TO THE SAME.** Adopted resolution granting the City Manager authority to negotiate and execute agreements necessary to transition the City's aquatics programming to a contractor provided model, and to appropriate funds in the Fiscal Year 2025-26 operating budget. REMOVED FROM CONSENT CALENDAR.

Michelle Bender, City Manager, provided the presentation.

PUBLIC COMMENTS INCLUDED:

Mike Sims, resident, spoke in support of the aquatics program.

Karen Peterson, resident, spoke in support of the high level of aquatics programming.

Javier Rubyo, resident, spoke in support of the lifeguards and the aquatics program.

Diane Do, resident, spoke in support of continuing aquatics programming with city staff.

Shenandoah Weiss, resident, spoke in support of continuing aquatics programming with city staff.

Yvette Conway, resident, spoke in support of continuing aquatics programming with city staff.

Brigida Campion, resident, spoke in support of continuing aquatics programming with city staff.

COUNCILMEMBER DISCUSSION INCLUDED: clarification of the transition to a service provider, staff redundancy, potential for expanding programming and services, pool maintenance, scholarship policy, and providing current lifeguards opportunities for employment with expanded hours and increased salary.

MOTION TO ADOPT RECOMMENDED ACTION BY MAYOR JONES, SECONDED BY COUNCILMEMBER NUÑEZ.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ORAL COMMUNICATIONS

John Mosher, resident, spoke in support of housing affordability information and traffic management updates in front of his mobilehome park.

Monica Meraz, student, spoke in support of healthy lifestyles and avoiding the use of tobacco products.

Grace Spievak, Universidad Popular, spoke about Universidad Popular's upcoming events.



PUBLIC HEARINGS

10. RESOLUTION SHA NO. 2025-049 & RESOLUTION NO. 2025-9426 - APPROVAL OF AMENDED AND RESTATED DEVELOPMENT AND LOAN AGREEMENT WITH NCRC RICHMAR SENIOR VILLAGE, LP, AND RELATED ACTIONS, INCLUDING REAL PROPERTY TRANSFERS.

1. City Council, acting in its capacity as the Successor Housing Agency, OPENED, CONDUCTED, and CLOSED a public hearing under Health & Safety Code Section 33433(a)(1) to consider (a) all of the terms and conditions of an Amended and Restated Development and Loan Agreement with NCRC Richmar Senior Village, LP; and (b) all of the information contained in the Summary Report Pertaining to the Proposed Conveyance of Certain Real Property Interest within the Redevelopment Project Area dated March, 2025 ("33433 Report") attached as Attachment 6.

2. City Council, acting in its capacity as the Successor Housing Agency, ADOPTED SHA resolution: (a); approving the Amended and Restated Development and Loan Agreement with NCRC Richmar Senior Village, LP, which includes approval of a housing development for low to moderate income persons and related \$6 million loan; (b) authorizing the City Manager, acting as the executive director of the SHA, to accept conveyance of the City Phase 1 Property, Developer Phase 1 Property and the SHA Funded, Developer Properties to the SHA; (c) authorizing the City Manager, acting as the executive director of the SHA, to ground lease the Site to the Developer for a term of 99 years; (d) approving the Section 33433 Report; and (e) authorizing the City Manager, acting as the executive director of the SHA, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals and to take all actions necessary and/or appropriate to implement these approvals.

3. City Council to ADOPT resolution approving the Amended and Restated Development and Loan Agreement with NCRC Richmar Senior Village, LP, which includes approval of the transfer of City owned property to provide housing for low to moderate income persons.

Sylvia Daniels, Housing and Neighborhood Services Director, provided the staff presentation.

John Seymour, National Core, provided the developer presentation.

Tad Lupton, architect, provided the developer presentation.

Stephanie De La Torre, Hope Through Housing, provided the developer presentation.

PUBLIC COMMENTS INCLUDED:

Grace Spievak, Universidad Popular, spoke in support of the additional affordable housing.

Marlene Walder, resident, expressed the need for multiple laundry facilities and ADA accessible rooms, bathrooms and doors.

COUNCILMEMBER DISCUSSION INCLUDED: clarification of the project funding, availability of units, services offered at the facility including the availability of onsite case managers, and location of the project to amenities.



MOTION TO CLOSE THE PUBLIC HEARING BY DEPUTY MAYOR SANNELLA, SECONDED BY MAYOR JONES.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOTION TO ADOPT AS RECOMMENDED BY COUNCILMEMBER LEBLANG, SECONDED BY DEPUTY MAYOR SANNELLA.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

11. PROPOSED GOALS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN

1. OPEN, CONDUCT and CLOSE a public hearing on the proposed goals for the development of the 2025 2029 Consolidated Plan and 2025 2026 Annual Action Plan.

2. OPEN a 30-day public period for the proposed 2025 2029 Community Development Block Grant Consolidated Plan and 2025 2026 Annual Action Plan to solicit community input, beginning April 14, 2025.

Sylvia Daniels, Housing and Neighborhood Services Director, provided the staff presentation. **Quinton Hufford**, Housing and Neighborhood Services Management Analyst, provided the staff presentation.

PUBLIC COMMENTS INCLUDED:

Grace Spievak, Universidad Popular, expressed support for the CDBG annual action plan.

COUNCILMEMBER DISCUSSION INCLUDED: clarification of the communication and outreach plan for the annual action plan projects.

MOTION TO CLOSE THE PUBLIC HEARING BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER MUSGROVE.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

MOTION TO ADOPT RECOMMENDED ACTION BY COUNCILMEMBER MUSGROVE, SECONDED BY MAYOR JONES.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE



ORAL COMMUNICATIONS

There were no public comments.

REPORTS (Including AB 1234 Reporting Requirements)

12. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. Report given. No action taken.
13. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE AND COUNCILMEMBER LEBLANG. Report given. No action taken.
14. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. Report given. No action taken.
15. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. No report given. No action taken.
16. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.
17. **CITY COUNCIL BUSINESS VISITS** – MAYOR JONES and DEPUTY MAYOR SANNELLA visited Creative Electron. Report given. No action taken.

COUNCIL COMMENTARY

MAYOR JONES spoke about SB 79 and maintaining local control.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 7:51 p.m.

REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS