



MINUTES

Regular Meeting of the San Marcos City Council

TUESDAY, JUNE 24, 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 6:00 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, Deputy City Clerk Olinger Chavez and City Clerk Scollick.

PROCLAMATIONS AND PRESENTATIONS:

A. Del Mar Fairgrounds 2050 presentation by Zachary MacQuarrie.



CONSENT CALENDAR:

MOVED TO APPROVE CONSENT CALENDAR BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER NUÑEZ, EXCEPT FOR ITEM #6 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 the City Council regular meeting on June 10, 2025.
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated June 2025.
4. **RESOLUTION NO. 2025-9452 - LEGISLATIVE REPORT.** Adopted a resolution taking a position on pending legislation in the California State Legislature that may have local impacts
5. **RESOLUTION NO. 2025-9453 - IDENTIFYING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THE OFFICIAL DUTY STATION AND ASSIGNED TO AN OUT OF COUNTY EMERGENCY INCIDENT.** Adopted resolution identifying the terms and conditions for Fire Department response away from the official duty station and assignment to a mutual aid emergency incident.
6. **RESOLUTION NO. 2025-9454 - APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 FOR THE PURPOSE OF FINANCING CERTAIN EDUCATIONAL FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO FOR THE BENEFIT OF BAYPOINT PREPARATORY ACADEMY.** Adopt a Resolution approving the issuance of revenue bonds by the California Enterprise Development Authority in an aggregate principal amount not to exceed \$30,000,000 for the purpose of financing certain educational facilities and certain other matters relating thereto for the benefit of Baypoint Preparatory Academy. **REMOVED FROM CONSENT**
7. **RESOLUTION NO. 2025-9455 - AWARD CONTRACT TO SOUTH COAST FIRE EQUIPMENT FOR THE PURCHASE OF TWO (2) PIERCE MANUFACTURING INC. TYPE I FIRE ENGINES.** Adopted a resolution awarding a contract to South Coast Fire Equipment for the purchase of two (2) Pierce Manufacturing Inc. type I fire engines.
8. **RESOLUTION NOS. 2025-9456 & 2025-9457 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2025-2026 FOR LANDSCAPING AND LIGHTING DISTRICT NO.1, AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN LANDSCAPING AND LIGHTING DISTRICT NO. 1, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.** Adopted resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy



and collect assessments in the District for the fiscal year 2025-2026 and establishing a subsequent public hearing on July 22, 2025 at the regular 6:00 p.m. Council meeting.

9. **RESOLUTION NOS. 2025-9458 & 2025-9459 - APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR ANNUAL LEVY OF ASSESSMENT FOR FISCAL YEAR 2025-2026 FOR VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT; AND DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR STREET MAINTENANCE IN THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.** Adopted resolutions approving the preliminary engineer's report and declaring the City of San Marcos' intention to levy and collect assessments in the Vallecitos Town Center Street Maintenance District for fiscal year 2025-2026, and establishing a subsequent public hearing at a regular meeting of the San Marcos City Council on July 22, 2025, at 6:00 p.m.
10. **RESOLUTION NO. 2025-9460 - APPROVE PROJECTS FOR FISCAL YEAR 2025 - 2026 FUNDED BY SB 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017.** Adopted a resolution approving projects for fiscal year 2025-26 funded by SB 1, the Road Repair and Accountability Act of 2017.
11. **RESOLUTION NO. 2025-9461 - ADOPT AN UPDATED AND REVISED STREET NAMING AND RENAMING POLICY.** Adopted resolution to update and revise the Street Naming and Renaming Policy.
12. **RESOLUTION NO. 2025-9462 - AWARDING A CONTRACT FOR ASSET MANAGEMENT SOFTWARE SERVICES AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT WITH VERTOSOFT.** Adopted a resolution awarding a contract for asset management software services, and delegating authority to the City Manager to negotiate, finalize, and execute a contract with VERTOSOFT for a maximum of three (3) years with a not-to-exceed budget of \$420,000.00.
13. **RESOLUTION NO. 2025-9463 - FISCAL YEAR 2025-26 APPROPRIATIONS LIMIT.** Adopted resolution establishing the City of San Marcos' appropriations subject to limit for the fiscal year ending June 30, 2026 as presented.
14. **RESOLUTION NO. 2025-9464 - APPROVING AMENDMENTS TO PROFESSIONAL SERVICES CONTRACTS WITH VILLA CIVIL AND 4LEAF INC., RESPECTIVELY, AND AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE CONTRACT AMENDMENTS AND RELATED DOCUMENTS.** Adopt a resolution amending the professional services contracts with Villa Civil and 4leaf Inc., and authorizing the City Manager or delegated designee to finalize and execute the contract amendments and related documents.
15. **RESOLUTION NO. 2025-9465 - AUTHORIZING AWARD OF A MULTI-YEAR CONTRACT NOT TO EXCEED SEVEN (7) YEARS AND DELEGATING AUTHORITY TO THE CITY MANAGER TO FINALIZE AND EXECUTE A CONSULTANT SERVICES CONTRACT WITH EIDE BAILLY, LLP FOR ACCOUNTING SERVICES.** Adopt a resolution authorizing the award of a multi-year consultant services contract not to exceed seven (7) years and delegating authority to the City Manager to finalize and execute a consulting services contract to Eide Bailly, LLP for accounting services.

ITEMS REMOVED FROM CONSENT CALENDAR



6. RESOLUTION NO. 2025-9454 - APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 FOR THE PURPOSE OF FINANCING CERTAIN EDUCATIONAL FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO FOR THE BENEFIT OF BAYPOINT PREPARATORY ACADEMY.

Adopt a Resolution approving the issuance of revenue bonds by the California Enterprise Development Authority in an aggregate principal amount not to exceed \$30,000,000 for the purpose of financing certain educational facilities and certain other matters relating thereto for the benefit of Baypoint Preparatory Academy.

Jeffrey Jorgenson, Accounting & Treasury Manager, provided the staff presentation.

PUBLIC COMMENTS INCLUDED:

Frank Warrel, Baypoint Preparatory Academy, provided clarification on the process that would take place if the school lost its Charter.

Jessica, Baypoint Preparatory Academy, provided clarification on the bond financing if the school were to close and that the cost would be covered by indemnification.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on the procedural nature of the item, the County pausing the TEFRA process, that there was no fiscal impact to the City, and that this fulfills a requirement in the Federal Code.

MOVED TO ADOPT BY DEPUTY MAYOR SANNELLA, SECONDED BY MAYOR JONES.

AYES: COUNCILMEMBERS: SANNELLA, MUSGROVE, JONES, LEBLANG

NOES: COUNCILMEMBERS: NUÑEZ

ABSENT: COUNCILMEMBERS: NONE

ORAL COMMUNICATIONS

Grace Spievak, Universidad Popular, provided comments regarding the NAACP North County Juneteenth event and Universidad Popular events and offerings.

NEW BUSINESS

16. APPOINTMENTS TO CITY BOARDS, COMMITTEES AND COMMISSIONS. Appoint individuals to positions on City Boards, Committees and Commissions.

YOUTH COMMISSION: Ava Scollick, Harshini Subramanian, Micaela Wood, Nethra Gopalakrishnan, and Prisha Balani attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY DEPUTY MAYOR SANNELLA TO APPOINT AVA SCOLICK TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, HARSHINI SUBRAMANIAN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2026, MICAELA WOOD TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, NETHRA GOPALAKRISHNAN TO A REGULAR POSITION WITH



TERM EXPIRING 06/30/2028, AND PRISHA BALANI TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028.

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

COMMUNITY FOUNDATION: Stephanie Bussen attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE TO APPOINT STEPHANIE BUSSEN TO AN ALTERNATE POSITION WITH TERM EXPIRING 12/31/2027.

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

CLIMATE ACTION PLAN WORKING GROUP: Phi Nguyen attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE TO APPOINT PHI NGUYEN TO A REGULAR POSITION WITH TERM EXPIRING 12/31/2026.

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

PARKS & RECREATION COMMISSION: Mary F. Kazungu attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE TO APPOINT MARY KAZUNGU TO AN ALTERNATE POSITION WITH TERM EXPIRING 12/31/2028.

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

BUDGET REVIEW COMMITTEE: Chris Freeman, Jim Garcia, Mary Kazungu, Salvador Roman, and Stephanie Bussen attended and gave a brief statement.

MOVED BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE TO APPOINT CHRIS FREEMAN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, JIM GARCIA TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, SALVADOR ROMAN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, STEPHANIE BUSSEN TO A REGULAR POSITION WITH TERM EXPIRING 06/30/2028, AND EDWARD BADAL TO AN ALTERNATE POSITION WITH TERM EXPIRING 06/30/2028.

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



PUBLIC HEARINGS

17. **ORDINANCE NOS. 2025-1560 & 2025-1561 AND RESOLUTION NOS. 2025-9448, 9449, 9450, 9451 - PROPOSED DEVELOPMENT ENTITLEMENTS FOR ARMORLITE LOFTS MIXED-USE PROJECT CONSISTING OF 165 RESIDENTIAL APARTMENT UNITS AND 5,600 SQUARE FEET OF COMMERCIAL SPACE AND ASSOCIATED CEQA REQUIREMENTS AS RECOMMENDED BY THE PLANNING COMMISSION BY A 7 - 0 VOTE (EIR 24-003).** Adopt or Introduce the following, as applicable, in the order set forth below:
1. Adopt Resolution No. 2025-9448 certifying Environmental Impact Report (EIR 24-003);
 2. Introduce Ordinance No. 2025-1560 approving Specific Plan (SP 23-0001), the Armorlite Lofts Specific Plan;
 3. Adopt Resolution No. 2025-9449 approving General Plan Amendment GPA 23-0002, to change the General Plan land use designation of the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
 4. Introduce Ordinance No. 2025-1561 approving Rezone R 23-0001, rezoning the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
 5. Adopt Resolution No. 2025-9450 approving Site Development Plan SDP 23-0003 to allow the construction of a mixed-use building consisting of 165 apartments and 5,600 square feet of commercial space; and
 6. Adopt Resolution No. 2025-9451 approving Conditional Use Permit CUP 23-0002 for the temporary use of a rock crusher during site grading.

Sean del Solar - Principal Planner / Sustainability Program Manager, **Joseph Farace** - Planning Division Director, and **Kyrenne Chua** - Principal Civil Engineer provided staff presentation.

Matt Simmons - Vice-President, Field Operations at CCI and **Jeremy Loudon**, LDN, provided applicant presentation.

PUBLIC COMMENTS INCLUDED:

Mitchell E. Theelemann, SAFER Counsel, provided comments summarizing updates to a letter submitted to the council, during the meeting, regarding SAFER concerns about indoor air quality and formaldehyde exposure.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on response dates for addressing concerns on the project, number of individuals present at the Planning Commission providing opposition to the project, static issues of the project, project being smart growth with a thorough EIR, and formaldehyde exposure risk reports provided in letter of opposition being outdated.

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



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

**MOTION TO ADOPT AND INTRODUCE AS RECOMMENDED BY COUNCILMEMBER MUSGROVE,
SECONDED BY DEPUTY MAYOR SANNELLA.**

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

ORAL COMMUNICATIONS

None

REPORTS (Including AB 1234 Reporting Requirements)

18. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – COUNCILMEMBER MUSGROVE.
Report given. No action taken.
19. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE AND
COUNCILMEMBER LEBLANG. Report given. No action taken.
20. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. Report given. No
action taken.
21. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG.
No report given. No action taken.
22. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. No report given. No action taken.
23. **CITY COUNCIL BUSINESS VISITS** – COUNCILMEMBER MUSGROVE visited Mission Grappling Club.
Report given. No action taken.

COUNCIL COMMENTARY

Deputy Mayor Sannella provided gratitude to the Fire Department and the Old Creek Ranch neighborhood for the First Responders event held in the neighborhood.

Mayor Jones provided gratitude to the Fire Department for working cohesively with other agencies over the last few years.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 8:39 p.m.



REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS