



California

ITEM NO. 2

CITY OF OCEANSIDE

JOINT MINUTES OF THE CITY COUNCIL SMALL CRAFT HARBOR DISTRICT BOARD OF DIRECTORS COMMUNITY DEVELOPMENT COMMISSION OCEANSIDE PUBLIC FINANCE AUTHORITY

MARCH 19, 2014

REGULAR MEETING 2:00 PM COUNCIL CHAMBERS

**2:00 PM - OCEANSIDE CITY COUNCIL (COUNCIL),
HARBOR DISTRICT BOARD OF DIRECTORS (HDB)
COMMUNITY DEVELOPMENT COMMISSION (CDC), AND
OCEANSIDE PUBLIC FINANCE AUTHORITY (OPFA)
- REGULAR BUSINESS**

**Mayor
HDB President
CDC Chair
OPFA Chair**
Jim Wood

**Deputy Mayor
HDB Vice President
CDC Vice Chair
OPFA Vice Chair**
Esther Sanchez

**Councilmembers
HDB Directors
CDC Commissioners
OPFA Directors**
Gary Felien
Jack Feller
Jerome Kern

**City Clerk
HDB Secretary
CDC Secretary
OPFA Secretary**
Zack Beck

Treasurer
Gary Ernst

**City Manager
HDB Chief Executive Officer
CDC Executive Director
OPFA Executive Director**
Steve Jepsen

**City Attorney
HDB General Counsel
CDC General Counsel
OPFA Legal Counsel**
John Mullen

For this regular and joint meeting, the Council sat as all 4 governing bodies [Council, HDB, CDC and OPFA] simultaneously but took action as the respective agency for the jurisdiction covered by each item. Council titles only will be used for brevity throughout the entire meeting.

The regular and joint meeting of the Oceanside City Council (Council), Small Craft Harbor District Board of Directors (HDB), Community Development Commission (CDC) and Oceanside Public Finance Authority (OPFA) was called to order by Mayor Wood at 2:00 PM, March 19, 2014.

2:00 PM - ROLL CALL

Present were Mayor Wood and Councilmembers Kern, Felien and Feller. Deputy Mayor Sanchez arrived at 2:06 PM. Also present were Assistant City Clerk Trobaugh,

**NOT OFFICIAL
UNTIL APPROVED AT SUBSEQUENT
MEETING BY CITY COUNCIL**

March 19, 2014

Joint Meeting Minutes
Council, HDB, CDC and OPFA

City Manager Jepsen and City Attorney Mullen.

City Attorney Mullen titled the following items to be heard in Closed Session:
Items 1, 2A, 2B, 2C and 3A.

[Closed Session and recess were held from 2:02 PM to 4:05 PM]

CITY COUNCIL, HDB, AND CDC CLOSED SESSION ITEMS

Closed Session to discuss litigation, property acquisition, labor relations and personnel matters

1. CONFERENCE WITH LABOR NEGOTIATOR ON STATUS OF NEGOTIATIONS PREVIOUSLY AUTHORIZED IN OPEN SESSION (SECTION 54957.6)

CONFERENCE WITH LABOR NEGOTIATOR – Negotiator: City Manager; employee organizations: Oceanside Police Officers' Association (OPOA), Oceanside Firefighters' Association (OFA), Oceanside Police Management Association (OPMA), Management Employees of the City of Oceanside (MECO), Oceanside City Employees' Association (OCEA), Oceanside Fire Management Association (OFMA), Western Council of Engineers (WCE), and Unrepresented

Item discussed (OFA, OFMA, MECO, OPOA non-sworn); no reportable action

2. CONFERENCE WITH REAL ESTATE NEGOTIATOR (SECTION 54956.8)

A) CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Property: Portion of the San Luis Rey Water Reclamation Facility at 3850-3950 North River Road; Negotiating Parties: City of Oceanside and Cogentrix; Negotiator for the City: Douglas Eddow, Real Estate Manager; Under Negotiations: Price and terms for the lease of real property

B) CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Property: Approximately 21 acres at Pala Road near Los Arbolitos Boulevard (APN 158-301-46 and portion of APN 158-010-310); Negotiating Parties: City of Oceanside and Hillcrest Homes; Negotiator for the City: Douglas Eddow, Real Estate Manager; Under Negotiations: Price and terms for the sale of real property

Councilmember Kern recused himself due to property ownership

C) CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Property: 76-acre Center City Golf Course (APN 151-011-11); Negotiating Parties: City of Oceanside and San Diego USL Holdings, LLC; Negotiator for the City: Douglas Eddow, Real Estate Manager; Under Negotiations: Price and terms for the lease of real property

Items discussed; no reportable action

3. LITIGATION OR OTHER ADVERSARY PROCEEDING (E.G., ADMINISTRATIVE HEARING, ARBITRATION) (SECTION 54956.9(a))

A) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
i. DUNEX, INC., CAVALIER MOBILE ESTATES v. CITY OF OCEANSIDE
Superior Court Case No.: 37-2012-00055503-CU-EI-NC

Item discussed; no reportable action

4:00 PM – ROLL CALL

MAYOR WOOD reconvened the meeting at 4:05 PM. Present were Mayor Wood, Deputy Mayor Sanchez and Councilmembers Kern, Felien and Feller. Also

present were City Clerk Beck, City Manager Jepsen, City Attorney Mullen and City Treasurer Ernst.

CONSENT CALENDAR ITEMS [Items 4-12]

All items listed on the Consent Calendar are considered to be routine matters or formal documents covering previous City Council/HDB/CDC/OPFA instructions. The items listed on the Consent Calendar may be enacted by a single vote. There will be no separate discussion of any Consent Calendar items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of a Request to Speak form prior to the commencement of this agenda item.

CITY CLERK BECK announced that Items 6 and 12 have been removed from the Consent Calendar for discussion.

The following Consent Calendar items were submitted for approval:

4. City Council/Harbor/CDC/OPFA: Acceptance of Joint Minutes of the Small Craft Harbor District Board of Directors, Community Development Commission, City Council, and Oceanside Public Financing Authority of the January 30, 2013, 2:00 Regular Meeting
5. City Council/Harbor/CDC/OPFA: Approval to waive reading of the text of all ordinances and resolutions considered at this meeting and provide that ordinances shall be introduced after a reading only of the title(s)
6. **Removed from the Consent Calendar for discussion – Public**
7. City Council: Approval of a purchase order in an amount not to exceed \$74,766 to Downtown Ford of Sacramento for three Ford F150 pickup trucks for the Engineering Division; and authorization for the Financial Services Director, or designee, to execute the purchase order
8. City Council: Approval of a purchase order in an amount not to exceed \$32,545 to Downtown Ford of Sacramento for one Ford F150 pickup truck for the Public Works Division; and authorization for the Financial Services Director, or designee, to execute the purchase order
9. City Council: Approval of a purchase order in an amount not to exceed \$144,953 to Downtown Ford of Sacramento for five Ford Fusions and one Ford 150 pickup truck for the Code Enforcement Division; and authorization for the Financial Services Director, or designee, to execute the purchase order
10. City Council: Approval of a revenue increase in the amount of \$24,500 to the Water Sales-Construction Fees Account; and approval of an expenditure increase in the amount of \$137,500 from \$295,450 to \$457,450 to the Meter Services Operating Budget for the purchase of water meters and appurtenances for new development
11. City Council: Adoption of **Resolution No. 14-R0123-1**, "...authorizing the approval of an Agreement [**Document No. 14-D0124-1**] for the Operation Stonegarden (OPSG) grant with the County of San Diego in the amount of \$245,000 for Operation Stonegarden FY 2013," approving the expenditure plan, appropriating the funds to the Police Department, and authorizing the City Manager, or designee, to execute the Agreement and all other required documents
12. **Removed from the Consent Calendar for discussion – Staff**

DEPUTY MAYOR SANCHEZ moved approval of the balance of the Consent Calendar [Items 4-5, and 7-11].

COUNCILMEMBER KERN seconded the motion.

Motion was approved 5-0.

Items removed from the Consent Calendar for discussion

6. **City Council: Approval of the plans and specifications for the Beach Restroom Project Phase 1 (Breakwater Way, Sportfisher Drive, Tyson Street Park, Wisconsin Street, and Mid-Pier Restrooms); and authorization for the City Engineer to call for bids**

Public Input

PAMELA MYERS, 910 North Pacific Street, has been an Oceanside resident for 22 years. She opposed the proposal for the new unisex restrooms. Right now, we have the women's side and the men's side. It should stay that way for several reasons. We get a lot of transients and homeless people, especially in the summertime. She personally doesn't want to be standing next to homeless men, waiting in line to go to the bathroom. She is sure there are a lot of women who feel the same way. If they have children, they have to change their children's diapers or clothes, exposing their naked children to these men in the bathroom. It's not right.

She is very concerned about the cleanliness of the bathrooms and being exposed to possible diseases, as well as privacy issues. She asked Council to keep it the way it should be; a women's side and a men's side.

Public input concluded

NATHAN MERTZ, CIP Manager II, stated the way the project was taken through the community process and approved by Council, it was always programed as a unisex bathroom. The building is set up in a fashion where there are not any enclosed spaces to divide the bathroom between men and women. All of the stalls are accessible from the outside. There aren't any exterior walls in the building. When you're standing on the sand or the street, you'll have a clear view of all of the water closet stall doors in the bathroom.

This is in line with national and State best management practices for large-scale restrooms serving a large public population that we see in California and across the nation. This was vetted through the redevelopment Successor Agency and community meetings. The public at those meetings were in favor of this setup to get the most accommodation during our high season uses.

MAYOR WOOD stated the speaker had some individual concerns. He asked if they had been addressed in the planning part of it or with any input from Mr. Mertz.

MR. MERTZ responded that the California State parks use unisex showers and toilet rooms at all of the campgrounds. For security purposes, there is actually a non-defensible space scenario with these bathrooms, where you don't have an enclosed space other than the individual water closets in those bathrooms. There actually is a larger restroom stall with a changing table on the end of these bathrooms that a family could go into. Everything is lockable from the inside. The doors will also have visibility, where you can see feet underneath the doors when you need to close the restrooms at night. There are passive security design components to the bathrooms because we will need to lock up the bathrooms at night.

COUNCILMEMBER FELLER asked if the two buildings we're redoing at Wisconsin Street and at Tyson Street Park are remaining with a men's side and a women's side.

MR. MERTZ responded Wisconsin Street will still have men's and women's sides

because we're just working on the interior. The Mid-Pier restrooms will also remain with men's and women's sides. Breakwater Way, Sportfisher Drive and Tyson Street Park will have brand new restroom buildings. They're all the same basic design, look and arrangement.

COUNCILMEMBER FELLER moved approval of [the plans and specifications for the Beach Restroom Project Phase 1 (Breakwater Way, Sportfisher Drive, Tyson Street Park, Wisconsin Street, and Mid-Pier Restrooms); and authorization for the City Engineer to call for bids].

COUNCILMEMBER KERN seconded the motion.

DEPUTY MAYOR SANCHEZ assumes that you can't see through any part of the door. Is that correct?

MR. MERTZ responded that is correct.

DEPUTY MAYOR SANCHEZ asked if there's a vent on the top.

MR. MERTZ responded there's an open vent on top. You need an air flow through the tops of the stalls. The stall doors will be three-quarter doors for security purposes. You'll be able to see underneath the door. You can't crawl underneath it, but you'll be able to see someone's feet if they are using that space.

DEPUTY MAYOR SANCHEZ asked if the two larger bathrooms at each end are for the handicapped as well as for families.

MR. MERTZ responded there will be a changing table in there that is ADA (Americans with Disabilities Act) accessible.

DEPUTY MAYOR SANCHEZ gets the issue having to do with privacy, but it doesn't look like this is a room where you would run into a member of the opposite sex and offend anyone. This is completely in public view. She understands the concerns, but the way this has been laid out does address those concerns. She supports this.

Motion was approved 5-0.

12. **City Council: Acceptance of the Treasurer's Report for the quarter ended December 31, 2013**

GARY ERNST, City Treasurer, reintroduced staff to give an update on what we've been doing. The Treasury Manager, Michelle Lund, has over 17 years with the City. This past year she has been busy with not only her normal duties, but also refinancing our debt structure to a considerable degree. Becky Salvatierra, our Treasury Technician, is the right arm for Michelle. Together, they run the department. Without them, we could not do the work that we do.

MICHELLE LUND, Treasury Manager, stated in September of 2012, we started looking at our overall long-term debt portfolios. We had opportunities to refinance several bonds and loans. She wanted to give Council a perspective of what we've been doing in the office.

We've refinanced seven bonds and four State loans for savings. We paid off one bond in full. With the Water Enterprises, we had funded \$12,700,000 in new capital money for Capital Improvement Program (CIP) projects. Over all of the refinancing that we did, we had an aggregate of \$15,300,000 in present value savings, which ended up being \$10,000,000 in aggregate net present value (NPV) savings, once you take into consideration cash on hand and the cost of issuance. On an annual basis, we saved an aggregate of \$1,400,000 per year.

We're going to be refinancing the Ocean Ranch Community Facilities District (CFD) bonds, coming to Council in May. It looks like we're going to be saving approximately \$1,500,000 in net present value savings, which equates to 8%. The other thing that was positive about the refinancing is that we had upgraded ratings on our water and sewer debt. Actually, the water debt was not rated. We had underlying credit enhancements, but we ended up coming out with an A+ on those bonds, which is the next rung from the highest rating of AAA. With the sewer bonds, we went from an A+ to AA. To have two jumps in our credit rating is remarkable. It reflects on all of the hard work that Council has done.

In 2015, we will be looking at more relevant General Fund debt with the pension obligation bonds. Those are callable in 2015, as are the Civic Center bonds. As the interest rate market stays relatively where we are right now, we should be looking at significant savings in 2015. She doesn't anticipate that it's going to be as low as the interest rate environment that we've been in over the past couple of years, but it's still going to provide significant savings when we approach 2015 in looking at those bonds.

CITY TREASURER ERNST stated Ms. Lund made it very clear that if it weren't for Council approving all of these items, we wouldn't have the savings. Credit goes to Council for getting this accomplished and the tremendous savings we've achieved over the years through this work. This is in addition to what Michelle and Becky already do on the investment side of the equation in the Treasury Department.

The Investment Oversight Committee is the brain trust behind our operation. It keeps us on the straight and narrow in making sure that we keep in compliance with policy and procedure. We will do an annual policy review with them to make sure that we are doing everything by the book. He introduced the members of the committee. They have decades of financial experience. Whenever we think about making any changes to this department, we confer with them. Their combined level of experience and expertise is invaluable to the City. He thanked them for an outstanding job.

During the second quarter of the current fiscal year, which concluded as of December 31st, we increased our overall holdings a little over 4%, which is expected due to the normal influx of seasonal property revenues. We're going through that same influx right now for the second half of the tax season. We build up our coffers during this time period to draw upon for expenditures throughout the City's operating year. We're in really good shape with respect to that.

Our overall yields have pretty much flattened out. They bottomed in 2013. There have been some upticks in opportunities that we've latched onto, yet some of the maturing instruments are 3-4 years old and have negated a little of that yield. We've hit bottom with respect to the overall return, but given time, we will be seeing a slow return to a healthier overall interest rate for the portfolio.

Meanwhile, the Fed has been reducing its accommodative monetary policy by lowering the monthly purchasing of treasuries recently. That might provide some stimulus to the economy. However, there is some risk. You may have already seen some of this at the gas pump, grocery store and other areas for inflation. While that's good for investors and the City for overall return long-range, the other side of that coin is that people involved in real estate, especially financing real estate, can see some difficulty qualifying if rates continue to creep up. It's a double-edged sword.

We're doing very well. The Treasury Department continues to do so under the guidance of Council.

DEPUTY MAYOR SANCHEZ moved approval of [acceptance of the Treasurer's Report for the quarter ended December 31, 2013].

COUNCILMEMBER KERN seconded the motion.

COUNCILMEMBER FELLER thanked the Investment Oversight Committee. It's great to have people like that helping us.

Motion was approved 5-0.

GENERAL ITEMS

General Items are normally heard after any 5:00 p.m. Public Hearing Items. However, if time permits, some General Items may be heard prior to any 5:00 p.m. Public Hearing Items, following the Consent Calendar.

13. **City Council: Approval of a professional services agreement in an amount not to exceed \$131,300 with Aspen Risk Management Group of San Diego for safety consultation and training services commencing March 2014 through June 2015; and authorization for the City Manager to execute the agreement**

SHARON L'HEUREUX, Risk Manager, stated the matter before Council is a professional services agreement with Aspen Risk Management Group for City-wide safety consulting and training services. The proposed professional services agreement has a number of benefits to the City. The action will be budget-neutral, so we will not be asking for additional funds for this agreement. It will result in the elimination of the Safety Officer position for Fiscal Year 2014-2015, which will also result in the elimination of pension obligations, Worker's Comp and other employee-related benefits for that Safety Officer position.

The agreement provides for an onsite safety professional supported by industry experts through Aspen Risk Management. The team-based approach is going to allow the City the opportunity to develop and maintain a safety program that will be efficient and also be in compliance with State and federal regulations. In addition to the onsite safety consultation, we'll also have ongoing consulting, coaching, mentoring and any technical assistance we might need throughout the week.

We selected Aspen Risk Management Group because they have a proven track record with California and San Diego municipalities, are a San Diego County corporation, are familiar with the City's services and programs, are familiar with the City's safety programs, and have conducted the City's loss audit in the past. They know the City. The term of this agreement would be March of 2014 through June of 2015. It would be over two fiscal years, including the remainder of this fiscal year and throughout the Fiscal Year 2014-2015.

The fiscal impact is savings because we will be eliminating the Safety Officer position, eliminating the pension and Worker's Comp costs associated with that position. The contract price is not to exceed \$131,300 for Fiscal Year 2014. For both fiscal years, we expect that the cost will be less than or equal to the amount that has been budgeted for the full-time position.

DEPUTY MAYOR SANCHEZ asked was there a Request for Proposal (RFP) with respect to this position?

MS. L'HEUREUX responded we requested quotes from three organizations. We did not do a Request for Proposal because this is a professional services agreement, but we did ask for proposals from Pacific Safety Center, Aspen Risk Management Group and Bickmore Risk Services.

DEPUTY MAYOR SANCHEZ asked have we ever contracted out this position?

MS. L'HEUREUX responded we have not.

DEPUTY MAYOR SANCHEZ clarified that we don't have any experience with having contracted this out before.

MS. L'HEUREUX responded no.

DEPUTY MAYOR SANCHEZ asked if it will be one person consistently doing the work.

MS. L'HEUREUX responded yes. We will have the opportunity to interview a number of consultants who work for Aspen Risk Management. We will have one person designated to our site. That person will be supported by industry experts depending on what is needed, whether it's confined space, fire prevention, etc. There will be oversight by a senior consultant from the company.

DEPUTY MAYOR SANCHEZ asked if this person will be living somewhere in the area.

MS. L'HEUREUX responded yes, within San Diego County.

COUNCILMEMBER KERN moved approval of [a professional services agreement [**Document No. 14-D0125-1**] in an amount not to exceed \$131,300 with Aspen Risk Management Group of San Diego for safety consultation and training services commencing March 2014 through June 2015; and authorization for the City Manager to execute the agreement].

COUNCILMEMBER FELLER seconded the motion.

Motion was approved 5-0.

MAYOR AND/OR COUNCILMEMBER ITEMS

23. **Request by Councilmember Kern to adopt a resolution for City Council confirmation to designate the duly appointed representative of the City of Carlsbad to vote in the absence of the City of Oceanside's representative to the San Diego County Water Authority**

COUNCILMEMBER KERN stated this is just a process that we're going through. Last year, when he was first appointed to the San Diego County Water Authority (SDCWA), he named Farrah Douglas as our proxy. She has resigned from the SDCWA, so he has to go back to this process again. This time, he named the City of Carlsbad as our proxy at the SDCWA for Oceanside. Two weeks ago, Carlsbad named Oceanside as their proxy to the SDCWA. The process has changed slightly because Carlsbad is actually losing a seat on the SDCWA in June. They're not going to reappoint anybody to that position, so he has to update the proxy. That's all he's asking Council to do.

He moved approval of [adoption of **Resolution No. 14-R0133-1**, "...confirming the designation of another member of the Water Authority Board of Directors to vote in the absence of the City of Oceanside's representative to the San Diego County Water Authority," and designating the duly appointed representative of the City of Carlsbad].

COUNCILMEMBER FELLER seconded the motion.

Motion was approved 4-1; Sanchez – no.

CLOSED SESSION REPORT

19. **Closed Session report by City Attorney**

CITY ATTORNEY MULLEN reported on the items discussed in Closed Session. See Items 1, 2A, 2B, 2C and 3A above.

COUNCILMEMBER KERN noted for the record that he was not in the discussion for Item 2B.

CITY ATTORNEY MULLEN confirmed that is correct.

CITY COUNCIL REPORTS

14. **Mayor Jim Wood**

MAYOR WOOD congratulated Dr. Francisco Rodriguez, the current president of MiraCosta Community College, on his newly accepted position as Chancellor of the Los Angeles Community College District as of June 1st. He mentioned the passing of Larry O'Harra.

15. **Deputy Mayor Esther Sanchez**

DEPUTY MAYOR SANCHEZ attended the opening of a new Irish pub in Oceanside called Murphy's Law.

16. **Councilmember Gary Felien**

COUNCILMEMBER FELIEN attended the Oceanside Tourism meeting at the Courtyard Marriott on March 6th, the California League of Cities event at Wild Animal Park, the Metropolitan Water District meeting on March 11th with Councilmember Kern and Jimmy Knott to protest their planned rate increases, the Budget Workshop on March 12th to get public input on priorities for the City budget, Supervisor Bill Horne's State of the North County address, the opening of the Kaiser Permanente facility in Oceanside, and the Soroptimist annual fundraiser lunch.

17. **Councilmember Jack Feller**

COUNCILMEMBER FELLER attended the Celebration of Life barbeque event on March 13th at Libby Lake Park for several young shooting victims. He announced Mickey Todd's 98th birthday on March 26th, El Camino High School's production of *The Producers* over the next two weekends, and the Water/Wastewater Infrastructure Workshop on March 26th.

18. **Councilmember Jerome Kern**

COUNCILMEMBER KERN attended the Metropolitan Water District meeting on March 11th to protest the new rates. Even though they have \$380,000,000 above their own reserve maximum, they're going to continue to raise our rates. He attended Water Reuse Council meetings over the last three days in Newport Beach to talk about how we can reuse and recycle water more effectively and efficiently. They projected that within 14 years, the Metropolitan rates will be over \$3,000 per acre foot, which is almost triple what we're paying now. We're going to have to figure out how to generate, use and save water ourselves because at \$3,000 an acre foot, it will not be an economical commodity like it has been in the past for parks, schools, businesses and homes.

He was appointed to the Community Engagement Panel for the decommissioning of the San Onofre Nuclear Plant. He will be attending the first meeting on March 25th in San Clemente. He spoke to the Chairman about having at least one meeting a year in Oceanside about the decommissioning of San Onofre. The task of the panel is to be a conduit between the public and Southern California Edison about what's happening with San Onofre. Their decommissioning timeline is 60 years long.

He attended the opening of the Kaiser Permanente facility in Oceanside and the funeral service for Larry O’Harra, a longtime resident and contributor in Oceanside.

[Recess was held from 4:45 PM to 5:00 PM]

INVOCATION – Zack Beck

PLEDGE OF ALLEGIANCE – Eagle Young Marines of Camp Pendleton

PROCLAMATIONS AND PRESENTATIONS –

- Presentation – Ironman 70.3 California Event
- Presentation – Mayor’s Business Member Spotlight
- Proclamation – Honoring Esther Valles of the Boys & Girls Club
- Off agenda – Presentation to Peter Weiss
- Presentation – Briefing by SDG&E Regarding Construction on College Boulevard/Railroad Tracks

Presentations were made

PUBLIC COMMUNICATIONS ON OFF-AGENDA ITEMS

No action will be taken by the City Council/HDB/CDC/OPFA on matters in this category unless it is determined that an emergency exists or that there is a need to take action that became known subsequent to the posting of the agenda.

Advance written request to reserve time to speak: None

20. **Communications from the public regarding items not on this agenda**

BELLE LIMOGÉ, Fil-Am Cultural Association, stated last year the Philippines were hit by the strongest typhoon ever recorded in the history of the central Philippines. Our organization would like to help them to rebuild their lives. There were over 14,000,000 affected, including about 5,600,000 children.

As part of our mission, we came up with the Through the Storm concert, which will be held on April 12th at the Star Theatre. The first show will show the different cultural dances of the Philippines. This will be followed by the Through the Storm choir group. The second show will have three rock bands performing. In between the shows we will also have some dance performances which will be a fusion of cultural dance.

This will help us to rebuild the lives of these unfortunate children in the Philippines. We plan to put up a learning center in one of the affected areas in the Philippines.

CITY MANAGER ITEMS

25. **City Council: Annual update of operations and improvements at the Oceanside Municipal Airport**

DOUGLAS EDDOW, Real Estate Manager, is here to introduce Airport Property Ventures, which is the City’s tenant at the newly named Bob Maxwell Memorial Airfield. They will be presenting their annual report on the status of the airport improvements and airfield operations.

LYDIA KENNARD, Airport Property Ventures, LLC, stated Airport Property Ventures (APV) has been with the City since 2007. We began the pursuit of the RFP and were successful in 2008. We began the operation of the airport nearly five years ago, in September of 2009. Since then, the world has changed a lot. We’ve suffered one of the deepest recessions in history. The general aviation world has changed

dramatically, but we've stayed committed. We've invested nearly \$800,000 of our own money into the airport, including building two new hangar complexes that went online in September and October of last year. We've also been able to attract nearly \$1,000,000 in Federal Aviation Administration (FAA) grant funds.

The field has been renamed the Bob Maxwell Memorial Airfield. Mr. Maxwell was a distinguished Tuskegee Airman. We have 72 full-time tenants, including REACH Air Medical, which began operating at the airport last year. We also have five important businesses at the airport, including Tsunami Skydivers. It's a wonderful skydiving operation. They land at our airport and sometimes at the beach as well. We also have several aviation-related businesses.

We've sold a lot of fuel, including a new type of fuel called Jet A, which accommodates both Tsunami Skydivers and REACH Air Medical. We've also had some success in increasing our fuel revenue, although the airport has not been in a break-even situation. Airport Property Ventures has deferred all of its management fees since the beginning of our operations.

We've been able to secure a tremendous amount of grant money. This is grant money from both the California Department of Transportation, which granted \$80,000 in their aid to airports, and almost \$1,000,000 from the FAA. This is for various projects, including master planning and airport layout planning; a new waterline and fire hydrant, which is important to the security and safety of the airport; and a perimeter fencing program that already has a completed design. We hope to be bidding that out soon. It will be fencing to secure the entire perimeter of the airport.

One of the Council offices asked us to outline the entire amount of improvement expenditures since 2009. It's about \$161,000 in total since September of 2009. This includes a variety of maintenance and repair items, such as hangar repairs, fuel tanks and all of the things that are necessary to keep this airport running efficiently, to keep our tenants operating and to keep them happy with being at our airport.

A computer graphic was used to show some of the more recent improvement expenditures in 2011, 2012 and 2013. In 2013, the most significant improvement expenditure was the new Jet A fuel, which accommodates our two major users at the airport. We've built two new hangar buildings. APV has invested our own equity. Unfortunately, this type of project was not financeable, so we put our own cash into it.

We have about 60% occupancy. To give a picture of how the markets have changed, when we started construction of the hangars we had an oversubscription of deposits. When we actually completed the hangars late last year, we had only 50% of those people actually sign up and lease those hangars. We're out marketing to try to fill up the rest of those hangars.

She referenced the original development schedule that was proposed and agreed to by the City. In the first two years of our operations, we were to build the hangar projects, which now have been completed, but were behind schedule. They were delayed due to the economy; unforeseen permitting issues; and an over \$100,000 requirement to build a fire water line. Pending are the rest of the master plan completion and development of what we hope to be a significant amount of new development on both the north and south side of the airport.

A computer graphic was used to show the total Capital Improvement program that is part of our FAA requirements. In the near-term, we hope to conduct a drainage study that will be FAA-funded, as well as the environmental assessment which will be a companion to the ongoing master planning effort that we hope will be done later this year.

As you can imagine, airports are noisy places. We try to be the best neighbor

we possibly can be. In the five years that we've operated the airport, there have been approximately 500 noise complaints. In the first couple of years there were less than 20 complaints. Last year was our biggest issue of noise. Most of the complaints came at the end of the year. They were sourced mostly from the Eastside community as some of our users, including Tsunami, increased their business. This is a good thing, but the negative impact of noise is a problem. We try to do everything possible to minimize the noise. We have a Fly Friendly program. We work with our existing tenants to make sure they understand the routes and try to avoid the residential communities going west from the airport.

She acknowledged that it is an active airfield, and the noise has been an issue in the last year. She assured Council that they're working as hard as they can to minimize the impacts of the airport on the local community.

Public input

GORDON NESBITT, 4437 Mission Avenue, is the president of the Oceanside Airport Association (OAA), an organization which has just shy of 1,000 members, most of which are not pilots or aircraft owners. Most of our members are simply people interested in having a local vibrant airport in Oceanside. In past years, our association has refrained from berating APV's activities and accomplishments. This year, however, after four years of management by APV, our association has decided to publicly provide an assessment of their performance.

With respect to operational responsibilities, APV's efforts have been weak in the areas of community outreach, noise, tenant communications, marketing and dealing with local airspace issues. Opportunities to speak to community groups and organizations have been passed up. Airport neighbors have given APV low marks for dealing with noise concerns. A promised meeting with airport tenants never occurred. Regional pilots surveyed by our association have indicated that they received no targeted marketing information on Oceanside. Airspace safety issues have been left to others to solve.

With respect to the development of the airport, APV has reestablished the flow of improvement funds from the California Department of Transportation (Caltrans) and the FAA. This important accomplishment will be key in developing the air-side of the airport. Unfortunately, we have been disappointed by the lack of significant development progress on the land-side of the airport. The Development Agreement schedule calls for new south-side improvements to have been completed six months ago. That effort has yet to really start.

Our biggest concern is that APV may no longer have the financial wherewithal to complete development in a timely manner and in accordance with their proposal, the Development Agreement and community expectations. We were informed by APV several months ago that they lost their private funding.

He encouraged Council to explore their concerns and if verified, to identify appropriate remedies that will put them back on track to having a fully developed airport within a reasonable time constraint. In the meantime, the OAA will continue working with APV, Citizens for a Better Oceanside (CBO), the Eastside Neighborhood Association (ENA), City staff and our elected officials. We will continue to act as airport advocates and watchdogs. We will continue to work to engage and involve the residents of Oceanside as the airport goes forward.

TIM BROOM, 1429 Papin Street, is with the Eastside Oceanside Airport Subcommittee. He's very happy to hear that APV has finally provided a public response to our 500 complaints. It only took four months, but we appreciate it. We have several more complaints that we'll be filing. We're moving to an electronic system that will be immediate. We find it helpful, not only to Airport Property Ventures, but to any of the

few users in question down at the airport.

We're very happy to be working with Gordon Nesbitt at OAA and forming an alliance with him. He backs Mr. Nesbitt on all points that he made. We are in complete alignment with the OAA regarding the management issues of APV. He thanked Diane Strader for forming these very close ties with the OAA. For months we got very little response from everyone, so we decided to take the ball ourselves and talk directly to the pilots.

PAMELA MYERS, 910 North Pacific Street, has lived at her complex for 22 years. The noise from the planes over the last 22 years has been noticeable. They are supposed to fly over the San Luis Rey River all the way out to the ocean, but that doesn't happen all the time. How do you fight this battle as a resident? You can't see the number of the plane and don't know who's doing it. How do you keep track of it and deal with something like this? It's a major issue that's been going on for 22 years. She would like the City to do something about this so that pilots fly over the river all the way to the ocean like they're supposed to.

Public input concluded

JACK DRISCOLL, Airport Property Ventures, LLC, suggested that people call the airport on the noise issue. We record the tail number of each aircraft that takes off, and we mark the time down. If someone gives us a call, we can contact the pilot if he/she is a tenant. If it's somebody who is not our tenant, that's more difficult. If they're local, even though they don't operate out of our airport, we can still track them down and talk to them. For everybody who takes off from that airport, the manager announces to follow the route going along the river out to the freeway before they make a turn.

MAYOR WOOD stated he and the Councilmembers get noise complaints. Everybody has told him it's the Tsunami skydiving plane. Most of the complaints are about one particular plane because it's very loud. He and everybody else have been called a lot about the noise complaints.

COUNCILMEMBER KERN was sitting in Diane Strader's kitchen with Mr. Broom, and the plane flew over. He could see the bottom of the Tsunami airplane. Last Thursday he was driving down Highway 76 and Tsunami was at least a quarter to a half a mile south of Highway 76. This is not a onetime occurrence. His suggestion is to have Tsunami stand down, have a pilots meeting and tell them what the pattern is. They know where to fly. Their cavalier attitude is what's hurting the airport. Either they start flying correctly, or they're going to have to find another place to fly. That is not going to be acceptable in the long-term. It's hurting the airport.

What's APV's marketing plan? He asked for a marketing plan last March. It's still not here. A year of is a little long to fulfill a marketing plan request. When is that marketing plan going to be filed with the City so we know what's going to happen?

MR. DRISCOLL responded when we were here a couple of months ago, we said the marketing plan would come with the master plan. When the master plan is forwarded to Council, which will hopefully be in June, we'll have a marketing plan developed at that point. What we're really waiting for is to get a more concrete vision of what the capacity of the airport is and how many hangars we will be able to build. That's what we were going to surround the marketing plan with. The marketing plan that we do is related to trying to fill our vacancies in the hangars. We publicize in various groups and do outreach as best we can, but that's not the marketing plan that Council is looking forward to seeing.

COUNCILMEMBER KERN asked how we are going to get people to the airport. Obviously, APV doesn't want to keep their current tenants because they don't reach out and talk to them. They don't meet with the pilots, the people who actually rent the

hangars, and have a community meeting. One thing about business is that you've got to keep your current customers.

MS. KENNARD responded we do meet with the tenants. We've had several meetings with tenants, both individually and in group meetings, with the OAA, etc.

COUNCILMEMBER KERN stated the next time APV schedules that community meeting with the airport tenants, he would like to be invited.

MS. KENNARD responded absolutely, Councilmember Kern is welcome to come.

COUNCILMEMBER KERN stated one concerning thing that Mr. Nesbitt brought up is the financial backing to go forward. He asked where APV stands financially. Does APV have the ability to go forward even if we create a master plan?

MS. KENNARD responded people invest their private money if they can get an adequate return. We did many pro-formas. We were in front of Council trying to get State loan money. We went to several private banks to try to leverage, putting in our own equity and also debt financing. These hangars were not financeable in the timeframe in which the City wanted them built. We have invested almost \$800,000 of our own capital without any return. If Council would like to suggest that we're not committed and we don't have the financial capacity, that is incorrect.

COUNCILMEMBER KERN asked how long APV can continue to do that.

MS. KENNARD responded it's a question as to whether we are interested or willing to put our private capital in.

COUNCILMEMBER KERN asked is APV willing or interested in doing that?

MR. DRISCOLL responded the frustration that Council and others have is why we aren't building a bunch of hangars. As part of the agreement, we were supposed to be starting this outside development. We had hoped that we could move right into the south side, but the FAA would not give us any of the funding for the infrastructure development until we got an airport layout plan (ALP) done. Council requested funding for the ALP, which was completed. Then they required that we put together a master plan because of the dramatic deterioration that has occurred at the airport for lack of care over the years.

One of the biggest issues that they found, in a study that the FAA financed with the State, was that all of the pavement at that airport is going to have to be redone. That basically put a halt to our capacity to do anything on the south side until we got funding, not just for redoing the pavement for the taxiways, but also the runways. There's a huge undertaking that has to occur. We want to sit back down with the City, re-look at all of the issues that we're faced with in terms of timing issues, and move forward.

In terms of private financing, we can finance any hangars that we want to build. We put our money up. Once we fill them up, we'll be able to refinance them. We have the individual capacity, plus other people who are willing to put up the money. He doesn't know where this idea that we don't have the financial capacity to do this came from.

COUNCILMEMBER KERN stated that was the question he had. It sounds like APV has been struggling out there.

MR. DRISCOLL responded we have not been struggling. It's a matter of process.

COUNCILMEMBER KERN stated according to APV's own timeline, they are 3-4 years behind.

MR. DRISCOLL just tried to explain that there's no way we could have built those hangars because the FAA is going to redo all of that land. Obviously, everybody recognizes that if you look across the street from the airport, you see nothing but empty property. There was a commitment to build that out even before we came along. We lost a lot of people, but we've been able to at least retain the number of tenants that we had before. It's a painful process for us, but until we go through redoing the whole airport, it's going to be difficult to build on dirt that's going to be taken up again.

COUNCILMEMBER KERN stated for a lot of these issues, we knew what the age of the airport was going in. All of these things are not new. These were not secrets. They were things that APV should have discovered in their due diligence when they bid on the RFP. He understands things were tough, but those should have been accounted for. He's disappointed that we're still floundering and we've had these same conversations every year for the last three years. He's sure next year it'll be the same conversations again. On APV's annual report next year, he wants more than just a PowerPoint handout a day before the presentation.

MAYOR WOOD stated there was litigation for a couple of years with the Oceanside Airport. That might have been half of the problem.

[Recess was held from 6:12 PM to 6:21 PM]

CITY MANAGER ITEMS – Continued

24. **City Council: Update on the proposed development at the Center City Golf Course property**

PETER WEISS, Consulting Assistant, stated we're here to ask Council to provide direction with regard to a potential lease for the Center City Golf Course property. Several years ago, the City solicited proposals for alternate development of the Center City Golf Course property. We received four proposals at that time. Two of them were for significantly alternate uses, which included everything from commercial and retail to residential and office. Based on community input and Council direction, we were not interested at all in having a significant conversion of the recreation uses on the Center City Golf Course. Therefore, two of those proposals fell by the wayside.

Two additional proposals were strictly for golf. One of them also fairly quickly went by the wayside. Based on Council's direction, in September of 2012 we initiated negotiations with John Ashworth for the lease of the golf course. About a year later, that lease was still being negotiated. The City had been approached by Dell Loy Hansen in looking at the possibility of locating a soccer academy and a United Soccer League (USL) franchise somewhere in Oceanside.

At that time, we had asked him to meet with the developers of El Corazon, Sudberry Properties, which they did. We also asked him to meet with the developers of the Pavilion project down by the drive-ins to see if either of those sites had the potential for hosting that type of project. For reasons they would have to answer, neither of those sites worked out. We then looked at the potential for Goat Hill, which seemed to make sense from their side of things in looking at both the academy with some fields and a potential stadium.

In November of 2013, we came to Council asking if they would like us to proceed with discussions with Mr. Hansen. Council elected to provide a 90-day discussion period to pursue a potential development on Goat Hill for recreation uses, which included the soccer and a smaller golf course. In January of this year, Council gave us direction to negotiate tentative lease terms for the disposition of that property. Those lease terms

are in Council's packets and are also available online.

DOUGLAS EDDOW, Real Estate Manager, presented the proposed lease terms with the Lessee, San Diego USL holdings. The Lessee's allowed uses on the site will be to continue to operate the golf course on the property. They will be required to improve and renovate the golf course. They will also be allowed to use the property to construct and develop six professional-grade practice/playing soccer fields. They will be allowed to create seating for one of those fields in the 2,000-5,000 seat range. They will also be required to have public trails going through the property, as well as public areas for recreation, such as picnic areas and playgrounds. They also have the rights for future development.

The agreement starts out with a two-year term. In those initial two years, they will be required to make improvements to the golf course pursuant to an agreement with the City. That could include renovation and some additional improvements to the clubhouse and other facilities there. They will be required to put forth a plan for the soccer field improvements. That plan will be required to go through a discretionary approval process, as well as to prepare a plan for public use areas of the property. That plan will have to be agreed to with the City. Also in that two year period, they will have to provide a plan for the seating arrangement for one of the fields.

Should they satisfy all of these requirements in the two-year period, they would have the ability to exercise an option for an additional 50 years to use the property. That would require the continued use of the golf course. They could never not have a golf course there, but they would also be allowed to continue with the fields, possibly moving forward with the seating arrangement for one of the fields and other future developments. This would be contingent on moving forward with public areas of the property.

The compensation under the agreement requires a minimum payment of \$12,000 per year. In addition to that, they would also have to pay a percentage rent of revenue that's generated above the operating expenses for the golf course, as well as the soccer use facilities. Should there be the seating capacity for one of the fields, it's 5% of the ticket sales generated from that venue. They are required to put in at least \$2,000,000 for improvements in the initial two-year period for the golf course enhancement, as well as the development of the soccer fields.

Any type of improvement other than just mere improvements to the golf course to make it more playable would require a discretionary permit planning approval process that Council would look at and render its approval.

MAYOR WOOD stated we get emails about our dealings with the golf course and why we're talking to this new group. There was an agreement made in the past, but some issues regarding water came up. He asked Mr. Eddow to address that.

MR. EDDOW responded that up until about 2008, we had leased the golf course to a private entity. Unfortunately, the golf course took a significant hit back in those days. That person defaulted on his lease, and the City had to take over the management of the golf course. When we started to take over the management of the golf course, it became apparent that the golf industry was subsiding and the cost of water was rising. That combination created a deficit to operate the golf course.

When we started talking to the prior individuals and Mr. Ashworth, we discussed at length the cost of water for the golf course. They knew it was going to be problematic, but after a while they determined that they were going to look at it to see if they could operate with the cost of the water as a given. That could be a significant amount of money. They were also looking at other alternatives that could possibly alleviate that situation, such as drilling wells to water the golf course, but that hasn't been done yet.

DELL LOY HANSEN, San Diego USL Holdings, has been a businessman in Oceanside for the last 22 years. We own the Canyon Club apartments and the Shadow Way apartments. He's lived on 2020 South Pacific Street for 18 years. Our offices are in Carlsbad just below the Carlsbad Golf Course. He has always taken great pride in being an Oceanside resident. He goes to the movies here, walks here, etc. He views being here tonight as having a conversation as neighbors.

When we started looking for an opportunity to bring a really cool situation to Oceanside, we looked at different options. We were introduced to this not knowing that there were so many passionate people who liked dirt golf. When he went up there he saw a fully-failed driveway. He runs two golf courses and they're beautiful, fully watered and maintained courses. When he golfed at this one, the fairways were gone. He was surprised to see that.

Maybe he didn't quite get the vision that Council has, so he's here to listen too. If there's a viable golf course, he'd like to understand it. Six years ago he became involved as one of the owners of the Real Salt Lake (RSL) professional soccer team. They've asked us to build a USL, which is a training organization with the academies, bottom of the roster players and trialists that are trying to get into professional sports. We had proposed to build that professional club here.

A video was used to demonstrate the achievements of the RSL professional soccer organization and the benefits it would offer to Oceanside's youth. We have an academy in Casa Grande that we've run for five years. We invest \$700,000 a year there and have five coaches. Our lead coach is the first Team US national team coach. He goes to Brazil and coaches our national team there. We've got first class people.

We have 60 kids in our direct academy, with about 10 in each age group. Last year was our first age group that graduated from 14 all the way through, so there were 20. 17 went to Division 1 colleges, 2 went pro and 1 went Mexican pro. No one that came out of that academy went less than Division 1.

There's no academy for league players that is paid for by their team anywhere in Southern San Diego. There are three pay for academies, but ours is not a pay for academy. If we find 10 elite players in each age group, we want to invite them in to some elite coaching, with the clear goal that they are going to learn soccer to the level of at least Division 1 - college, if not pro here in the United States, Mexico or in the world.

Benji is a San Diego kid who at age 16 went out to our academy in Casa Grande because there was no academy in San Diego that he could attend or afford. We paid for his education and he joined our first team two years ago. Benji is a clear contributor. There's a hole that we saw in San Diego, with such a huge population and such an underserved youth soccer elite side. There's a lot of soccer, but what we're talking about is that very elite side.

There is no professional soccer in San Diego. Los Angeles and San Jose have teams, but there is no professional soccer here, and it's a huge population. This is a market that will have a pro team in the next three years. Major League Soccer (MLS) has made it a target. The commissioner of soccer, who knows that Mr. Hansen has roots in San Diego, asked him if he would help to do that. When we started the process about five months ago, we looked in Arizona and through parts of San Diego, but he focused on Oceanside because this is where he lives. He lives just off of Cassidy, which is a short bike ride to these fields. Maybe it was a little selfish that he really wanted to see soccer in Oceanside.

It's important for everyone to know that this doesn't have to be here. It can be somewhere else. He really likes democracy. We're going to come here and say there's

a golf course and other possibilities. When it comes down to it, we've really got to say as citizens, what are we going to do with Goat Hill? They've thought seriously about it. We presented a plan for Goat Hill. He respects that there can be two really strong opinions.

He's not the bad guy coming in to take away the golf course. That's not his goal. His goal is to bring something that's progressive and good for youth and our community. If this is good for senior white retired golfers, then maybe that's what we want. He's looking for youth. That may be a difference that we see.

His theory is that we would build a stadium first and there would be some fields that would be prepared at a very elite level. The difference between high school fields and a professional field is that it would cost about \$700,000 to build a professional field. They're absolutely level and sand-based. They have to be watered in a very specific way and fertilized to create a grass field. You have to practice on one like that to put one in, so you need two there. Then you'd have at least 2-3 youth fields, so the youth academy could have that quality of play.

In Casa Grande we have eight. Here, we thought we could do five and run an adequate academy and professional league. The interesting thing is that we've already been approached by Manchester City and Real Madrid. If we had appropriate facilities, they would love to come here, work for six months and be part of our community. It would be amazing to be able to attract teams like that wanting to do their summer training in Oceanside.

The plan that we're putting forward would be to invest approximately \$10,000,000 over the next three years. We would put \$2,000,000 into the immediate improvement to the current golf course. If the City granted the lease, we would go ahead with the current management. We've met with Jim Bellows. We would enhance the current golf course while we go forward with this plan. It would probably include 15-20 new golf carts, seating if possible, etc.

In our own pro-forma, we expect to lose \$300,000 a year for the next two years simply operating the current golf course at an enhanced level. During that time, we would be working with deciding how to redesign a smaller golf course that would be totally green and probably a 16-20 acre irons course. It would be more youth appropriate. If a soccer team came here to Surf Cup, they could play that. There are plenty of elite 18-hole courses. They're all struggling. What we're looking for is something that could be a smaller irons course rather than a 400-yard driving course. That would be one of the differences to consider, but it would be a very good golf course that would be completely landscaped, with waterfalls, etc.

We would look to build a soccer stadium for the USL team. We have to have one in place by 2016, by contract with USL. We would look for an academy, if that's appropriate, and then a golf course. During the two years, our agreement with the City is to enhance the current course and make it better. It would turn from a loss to the City to us absorbing that loss. During that time, in conjunction with the City, we would look to design a better course.

Hopefully, that is something that enhances our City and gives us some opportunities. We would work very closely with the Breakers Club. They would be our founders club there. We've found great interest in working with them. In a strange way, because of El Corazon and the Surf Cup that's coming here, as a business development engine, Oceanside has the chance to become the soccer capital of a large part of Southern California, truly the capital where people come for elite training, tournaments and a professional team, very much like Galaxy has. The Galaxy has already put a team like that in Los Angeles called Galaxy II. We would be competing with them.

We have a chance as a community to define ourselves as a soccer mecca. Tens of thousands of people come for these elite tournaments that the Surf Cup brings. They come for both men's and women's professional soccer. Two weeks ago we were approached by the coach of the magicJack women's professional team. He believes he could put a Level 1 women's team in place with us by 2016. While USL is what we're proposing, we really think we could have elite women's soccer here also if everyone felt that was something that contributed.

We have a few people here in favor of soccer, but he's sure there are a lot more that are in favor of golf. Council will have to decide.

Public input

ALLEN RISLEY, 655 Hatfield Drive, San Marcos, is here to represent the San Diego Aces Disc Golf Club. It's a 650-member group of folks who play the sport of disc golf. Beginning in February of 2011, we started playing disc golf at Goat Hill. In that time period, he's run more than a dozen special events at Goat Hill. He's run three nationally sanctioned tournaments that had over 100 players coming to Goat Hill.

Players from all around Southern California and the country have played at Goat Hill. They feel that it's one of the best places they've ever been to play the sport of disc golf. It's a different sport than ball golf, but we play on the same territory. He's played golf all over the United States. The Goat Hill property is quite unique. It's a wonderful piece of property. It saddens him to think that we may have bulldozers filling in the valleys and chopping off the mesas at Goat Hill.

If the property were managed well, it could be a moneymaker again. He feels for the folks in the neighborhood surrounding the golf course if they're going to have the view from their front and back yards replaced by big lights shining down for soccer games and the hotels that are built in their back yards. That would be a shame.

He urged Council to think about the folks who live in the neighborhood, their constituents, and to continue to support a community resource that's been there for a very long time and that members of the community truly love.

RICK RODRIGUEZ, 4590 Del Mar Avenue, San Diego, has been a soccer coach for many years. He's not associated with Real Salt Lake, but he wanted to speak about this. For many years it has broken his heart when he's coached children that can't afford to pay the fees. Competitive soccer is very expensive in San Diego. It's not uncommon to cost \$2,000-\$3,000 per child. The children in San Diego that often have the most passion and love for the game, and probably need this guidance in their lives, are the disadvantaged children. They cannot afford to pay these fees.

The opportunity that Mr. Hansen is giving, to sponsor 30 children a year and pay for them to get elite training, is quite a gift. Every single kid in the academy in Arizona has gone on to Division 1 or even professional. That is worth a lot. Earlier tonight, everyone was applauding and happy with what the Boys and Girls Club have done for children. We should not overlook the opportunity to provide the most disadvantaged children free training to reach this level. As a coach, he's even turned down his salary for many years and paid his own money because the most disadvantaged children cannot afford to play soccer at the most competitive level.

What Mr. Hansen is offering is a good thing.

DAN SAPPINGTON, 1143 Avenida Frontera, has been a resident of Oceanside for 22 years. He's been golfing for 35 years and playing at Goat Hill for 22 years. It has a wonderful location. It would get a lot of play there if they watered and fertilized it. They also need to take care of the cart pass.

He would like to see them clean up Goat Hill. Let's get grass all the way to the curb and improve the cart pass. It'll get a lot more play.

JUSTIN HALENZA, 1979 Marcasite Place, Carlsbad, has two active youth soccer players. One plays for the Matrix Club in San Elijo, and the other plays for the Carlsbad Lighting. His son is a huge soccer fan. We've made multiple trips to Carson to watch the professional MLS teams. Having a MLS team of that quality in San Diego would be a huge benefit. San Diego also needs more youth soccer programs. If you've been to any of the local events or tournaments, you'll see that they're overwhelming. We need more field space.

He's known the Real organization for many years. They would be an excellent fit within Oceanside.

ANDY RIVERA, 5145 Baywood Circle, was born and raised in Oceanside. He grew up in the soccer community. Playing in the youth leagues is pretty much where the dream ends for these kids. Bringing something like this here would allow that dream to continue for these children. As a local resident, he was here before all of this was built. He hears talk about how this is going to cause problems, but we've dealt with it and grown with it. We've seen our City flourish.

The opportunity we have to see our City grow is one that we need to take.

PAUL WIESTER, 850 Valley Avenue, Solana Beach, does not reside in Oceanside, but he does come here to play at Goat Hill. Statistically, it's probably one of the most difficult executive par 3 courses that he's ever played, and he's been all over this country. He does it for the challenge.

As for the financial situation, if you have someone put in grass soccer fields, those are going to have to be watered too. It's going to be a water issue no matter what. We live in Southern California. It is a desert. The overall construction would be a large pollutant if they're going to level a lot of areas.

He has played soccer since he was three years old. There is no sport that he likes more. What Mr. Hansen was saying about the academy is something that he has not been involved in. He played soccer through grade school, junior high, high school and college. He's played soccer throughout his life in a Division 1 school under great coaches. The academies are not something he's ever heard of before. If Mr. Hansen said he's getting ten kids in each class, then with ten age groups that's 100 kids. He's not sure how many they'd be willing to support, but he's sure it would still be expensive for the children. He doesn't remember ever having to pay his way when he was traveling with a school.

There's a lot of history and memories on that golf course.

PAUL CADROBBI, 2408 Saratoga Street, is a longtime resident of Oceanside. He and his wife live very close to Goat Hill Golf Course. They are not golfers, but their home is close to the golf course. It's their major investment. They bought it primarily because of the quaint atmosphere that is generated by a very historic golf course. He's heard talk of El Corazon, where they're putting in over 20 soccer fields that are only two miles away from the golf course that's in his back yard. A neighborhood like this is no place for a professional soccer team that is looking to host an 8,000-seat stadium. It's surrounded by residential streets that are very small and tight.

This golf course is for public use. He's looking at a major change in his neighborhood with a professional team and academy that is a totally private entity. The public will have no more use for this land. The course they're looking to put on this land is probably going to be closer to a miniature golf course. It's going to be very small.

He and a lot of his neighbors are dedicated to having the Goat Hill Golf Course remain a public entity. With the proper care, it would generate a lot more use than it's getting now. If water is an issue, it's going to be needed even more to maintain the soccer fields than the golf course.

We would like to see the golf course remain a public use facility.

PAMELA MYERS, 910 North Pacific Street, is a longtime Oceanside resident. First it was the Chargers wanting to steal this land. Now it's a private entity that wants to steal our public parkland. We say no. This parkland is for the people. She can envision it as not only for golf, but for soccer, volleyball, basketball, a running track, a spiritual garden or a place where we can grow organic vegetables for our citizens. There's a lot we can do with this park.

We do not want to give away our public parkland. She could also see concerts in the park, like Carlsbad. That's a way to make money. It's a beautiful place to have concerts in the park, or even an indoor/outdoor facility with a pool.

They want 50 years. We'll all be gone and then and they'll probably want to take it over completely. \$12,000 a year is \$1,000 per month to lease it and we'll only get 5% gross proceeds. They want us to subsidize the water use and other things. This is not good for us, and we don't want it. We want our public parklands to remain public. Please do not contract, rent or give Goat Hill Park to private developers, especially without getting input from the citizens of Oceanside.

LESLIE DAVIS lives in Oceanside. As she was watching the video, she thought it would be great to have MLS in Oceanside, but not in her backyard. She lives on a nearby street. As she was watching all of those people screaming and looking at those bright lights, she was thinking she does not want something like that in her back yard. One reason she purchased her house was because of that golf course.

This is something the City shouldn't even be thinking about at this point, when we have all kinds of things going on. We're trying to build up our reputation. To allow this to come into our City would be a huge mistake.

ROBERT "CAMO" GLEISBERG, 3025 Sonja Court, has been an Oceanside resident for 35 years. He wants to express his disappointment in the manner in which he found out about this. He found out by rumors that were always distorted to the negative side. He's a man of fact who had nothing to look at. It was only at the last minute tonight that he was actually able to see what's going on.

The positive side is that Council has Oceanside citizens expressing their thoughts and ideas about this. He complimented Council for allowing a developer to come in and make a proposal. We're not going to decide the outcome tonight, but we're going to hear from the citizens and the developer about the various options.

The City revenue streams are essentially property taxes, sales taxes, fines and fees. On the other side of the house you've got four simple ways to spend money: labor costs, pensions, operations and maintenance costs to run the city, fix potholes, etc. Finally, you have projects and things that are important to the citizens of Oceanside that the City has to pay for. A golf course doesn't generate much property tax. It doesn't have the structures on it to generate a lot of revenue. This proposal is going to generate a lot of revenue, but at what social cost to the citizens of Oceanside?

Transparency in government is critical. The mere fact that we're having this public discussion is a good thing. He would think that Council would use the Ben Franklin balance sheet, where all of these proposals are presented and then the pros listed on one side and the cons on the other. When you put them together, you generally come up with a good way to assess the facts and issues.

DENISE DELA CRUZ, 443 Mainsail Road, has been an Oceanside resident for four years. She's been playing golf for about seven years and has been a member of the North County Junior Golf Association for three years. Golf has always been her sport. It has changed her life by bringing out the confidence in her and the dedication she puts into the game. This game makes her feel that she can do something to make her family and the people around her proud.

She has been playing at Goat Hill for two years. It has become a new home for her golf game. David Emerick, the founder of North County Junior Golf Association, has been her coach for almost a year. He has very reasonable prices for the many youth who have an interest in golf. If we give him a chance to take over Goat Hill, we will see wonderful growth in the kids who play golf.

She has nothing against soccer, but there are plenty of vacant lots in the City where they can build soccer fields. Why destroy Goat Hill? Please give David Emerick, John Ashworth and Linksoul group a chance to fix the course and make it a fun experience for the youth interested in the game of golf.

KELLY FOULK, 2303 Winchester Street, has lived in Oceanside for ten months. She is a teacher at Carlsbad High School. She has dedicated her life to bettering our youth. She saved every penny she could to buy a house in Oceanside. It's a peaceful, beautiful, quiet house with an amazing yard.

She saw the video and the potential 8,000-seat stadium that would be in her back yard. From her research, the property values will decline. The traffic is not going to be enjoyable. Her peaceful garden will be destroyed by that stadium, which will literally be in her back yard. She begged Council to think twice and redo the quiet golf course.

ANTHONY AVILA, 2011 Winchester Street, is a homeowner in the area of Goat Hill Golf Course. He became aware of this proposal a week ago. It looks like nothing but a thinly veiled land grab to steal our public parkland away. 35 years ago, we voted to keep it as public parkland for all future generations and not to privatize it in any way.

The soccer idea sounds like a good thing, but Goat Hill is not the place for it. The infrastructure is not there. The traffic on Oceanside Boulevard is bad enough and it's a residential neighborhood. To do any kind of development on it, especially short-sighted, is something that the City will regret forever.

As far as rounds of golf being down, the reason that a lot of people aren't playing golf anymore is because golf courses have become too difficult, too expensive and too time consuming to play. Goat Hill has been mismanaged for years by Bellows Golf Management (BGM). If it was maintained and upgraded as John Ashworth's consortium wants to do, it would be a shining example to all other communities of the way that golf courses should be designed. It's affordable, challenging, yet not too difficult to play, and you can play in a reasonable amount of time. You're not going to spend 5-6 hours like you do at Oceanside Municipal, Arrowood or The Crossings in Carlsbad.

If Goat Hill made money before, it can make money again. It's public parkland. We voted to keep it that way. Parks aren't supposed to make money. They're an amenity for the people of the community to enrich and improve the quality of their lives, even at the cost of the City budget.

If they want to put the soccer stadium someplace in Oceanside, he's all for it; however, this is not the location. They don't need to put it in a residential neighborhood and destroy this piece of property.

[Mr. Hansen left the meeting to take his associates to the airport]

ROBERT STEWART, 4779 Westridge, used to work at Goat Hill. He's seen the ups and downs. When you put money into that course, it's always busy. Since BGM has taken over, it hasn't been very busy. He worked for BGM for the last five years. He was let go for cost-cutting measures. Goat Hill can make money, and he's seen it make money. All it needs is the water. He doesn't know where the water is going to come from for the soccer academy. They put in reclaimed water, pumps, etc. at El Corazon. He doesn't understand why they didn't extend it to Goat Hill so they could have reclaimed water too.

You have a successful, proven businessman in John Ashworth. He has a business in Oceanside already. He's been very successful in all of his affairs. He has good connections in the golf industry. Tom Doak, one of the premier golf course designers in the world, has come out to Goat Hill to see what he could do to tweak it. He should work with John and make Goat Hill like it once was.

LANCE FAANGS, 1431 Santa Rosa, stated the City Council's mission statement says that Council's mission is to represent the citizens of Oceanside, make policy decisions, exercise fiscal responsibility/authority, serve the best interests of all citizens and ensure that Oceanside is a desirable place to live, work, do business and visit. He has 2,560 people who think Center City Golf Course is a great place to come visit. He has 750 "Save Goat Hill" petitions from citizens of Oceanside who want to see this golf course stay. Having sixteen soccer fields at El Corazon and seven more at Goat Hill makes absolutely no sense.

He suggested that the City go with the Linksoul proposal to upgrade the golf course to a world class facility that we can all enjoy. He appreciates the soccer players. They're great guys who want to achieve in their sport, but there are plenty of other places in Oceanside where they can do this without destroying what we've had our whole lives. He's been playing that course for thirty years. He's not going to stop playing there.

CHRISTINE KRATCOSKI, 2110 Foster Street, is also a part of the community that lives along the Goat Hill Golf Course. She walks by it almost every day. She has wondered why it has consistently looked more and more run down. It's a beautiful property. It has such potential. She has always wished that it could become more of a public facility for walkers and other types of family recreation for our community.

While she loves soccer and thinks there's room for it in our community, Goat Hill is a historic landmark in Oceanside that would benefit greatly from restoration. She looked at the Goat Hill Partners proposal that took a year and a half to prepare. It's got everything, including community participation; education; great golf; a bar and grill; community gardens; and walking paths. It's a place where you can take your family for the whole day, and it would still fit beautifully in our community. It would give Oceanside a source of real pride. It would enhance our culture and be a place for tourists to go as well.

She sees a win-win with this proposal. She can even imagine fiscal responsibility in the near future with this plan. She hopes Council will reconsider it.

GLEN MILLS, 2420 Saratoga Street, is concerned with how he found out about this plan. One of the neighbors dropped a flyer on his doorstep saying there was a meeting at Grace Baptist Church. There were groups that had the plan, but some people like him didn't know anything about it, although we live there. He's lived there for 30 years. He came here with the intent to listen and learn, which is what we need to do.

The Goat Hill Partners plan looks very good, but he's not buying into it until he

knows and understands it. He wants to be educated about what's happening in his back yard. There's a lot of distrust. It's about communication. The communication has to be correct. This is very important. Mr. Mills would never show disrespect to a group of people by talking about their golf course and the condition it's in, and then refer to golf as a game for white people. That insults him.

RONALD MAYS, 4101 30th Street, San Diego, is a resident of San Diego, but was born and raised in Oceanside. He wasn't much of a golfer, but as a kid he really liked to go over there. One speaker said in 50 years we won't be here, but 50 years ago he didn't think he'd be here either. He remembers back when people were concerned that he stay out of trouble. We had the Boys Club, pools, baseball fields, summer camp, etc. We have to have something for the kids to keep them grounded.

There's a lot that could be done with that golf course. He asked Council to do it for us.

JANE ANDERSON, 15246 Pauma Valley Drive, Pauma Valley, came to talk for her sister, who loved Oceanside. She loved all of the golf here. She was a school nurse in an Oceanside school. She and her husband devoted a lot of their time in Oceanside. Ms. Anderson has played golf for 77 years. She teaches at Pauma School in the afterschool program to children who are primarily from Spanish-speaking homes. We have a golf center from a grant we received from the United States Golf Association and Save the Children. Our children learn the basics of golf, but they don't have a good place to play golf. The Pauma Valley Country Club does allow us to go out there as much as we can, but this is the most ideal situation she's seen.

She has taught since she graduated from college in 1951. She has always played golf and has always had a golf program. The children are thrilled to go out on the golf course. She just started a program for Native American children at Woods Valley Golf Course, which is in Valley Center. The idea is to bring a child and another family member and teach them to play golf. They have a public golf course there because the tribe has purchased it, so it's an ideal situation for them. This past week she had three fathers who came with their children.

She thanked Council for considering this project. It's ideal. She likes the idea of giving the children a chance to walk the course.

BILL HARTLEY, 1122 Avenida Frontera, has lived in Oceanside since 1953. He saw the boat harbor come in, which is the number one thing the City ever did right. One speaker said that Goat Hill was dirt and rocks. He's pointing a finger at Council because they put these projects out to bid with people from out of town, who sell the City a bill of goods.

It happened at Oceanside Municipal Golf Course. They were supposed to build a clubhouse and a restaurant, but the City let them out of their contract and now they've rehired them to run the City's golf courses. It turned into dirt because they didn't want to spend money for water and do the things that would make it go. He blames Oceanside for not following through.

It's a wonderful family golf course. Council should really consider not letting anybody take that away from Oceanside. John Ashworth is local. He wants to work with the City and has been for a year and a half. Give him a chance. We don't need people from out of town coming here and telling us what to do. We can do it. The City should form a golf committee to oversee all of our golf courses. They can give Council ideas of what to do.

ROBERT HIEB, 2216 Winchester Street, has been an Oceanside resident since 1957. He and his wife play golf. He's lived a block away from Goat Hill for over 20 years. We have two public golf courses that are priced for all people to play here in

Oceanside. He's played golf with 12-year old kids and people who were 80 years old. He's 74 years old and can't play soccer at this age. Comparing Goat Hill with the Escondido Country Club is very inaccurate. Escondido is a private club. It's quite expensive to join, and you have to pay every year to play there.

Soccer fields will drop the price of our homes. If they come in, he will have to sell, and he just put over \$100,000 in remodeling his home. The golf course will improve the price of the homes. They have soccer fields at El Corazon. If they want more flat land, they can take it out to the drive-in movie theaters off Highway 76. That would be a better place for them.

TYLER DINGVELL, 325 Edgehill Lane, was born and raised in Oceanside. He currently works at Center City Golf Course, better known as Goat Hill. He has worked there for two years and been around the area since 2008 when he started playing golf. He's been lucky enough to call it his home. He works in the pro shop. He also does the bank deposits and monthly spreadsheets. He's at the ground level, seeing what has happened.

One of the things said about Goat Hill is that there's not a sufficient amount of play due to the decline in popularity of golf. As an industry that's one thing, but as it pertains to Goat Hill it is not the reason we have a decline in play. Obviously, it's the condition of the course. There has been zero advertising and marketing for the last two years. They've systematically created statistics to back the narrative of a failing golf course. He doesn't know exactly why. Maybe it was to entertain some other proposals about the land.

We only have ten working golf carts for our course. There isn't a successful golf course on earth that has ten working golf carts. We don't have sufficient resources to accommodate our dwindling customer database. It's not possible for any money to be made at the course at the current investment level and management of the course. This is the second time they've gone through a cart fleet issue. We were down to about eight working carts out of the fifty we had before.

It would be different if we didn't have Mr. Ashworth and his proposal. If Mr. Hansen wanted to put in soccer fields, it would be a great opportunity to bring in a lot of money for Oceanside. Mr. Ashworth is an iconic person in the golf industry. They also have an iconic course designer. This is a huge opportunity that can't just be swept under the rug. We really need to look at both of these propositions.

Democracy is working. We have a lot of people speaking on behalf of keeping Goat Hill. We have a great person to take care of it and actually invest in our golf course. Mr. Ashworth is one of our own. He has his business in Oceanside.

Everything needed to have a successful Goat Hill is right in front of us. Give it a chance.

JASMINE PARKINSON, 4777 Marblehead Bay Drive, worked at Goat Hill for a couple of years. We were a huge family there, and we still are. They're talking about the children and soccer, but we've got children at Goat Hill who can't afford to join a country club or golf at expensive places. They can go to Goat Hill to get their lessons. A lot of them are from Marine families. Their parents are deployed, and the only thing they look forward to is getting their lesson on Saturday morning to distract them from their fathers being away.

We have a lot of people who've gotten scholarships to UCLA, and one at the University of Las Vegas. We have Christopher Ramos, who is a great player. He's won many tournaments and will be on tour someday. When he says his home course is Goat Hill and it's not there anymore, it's not only going to be embarrassing, it's going to be humiliating for the entire City.

Please give Goat Hill a chance.

FRANK KOEHLER, 326 Grace Street, lives two doors away from the golf course. When he steps out in front of his house every morning, he looks across the golf course and thanks God that he chose to retire in Oceanside two years ago. He asked Council if after watching the video any one of them would want that in their back yards. That will devalue our neighborhood tremendously. After hearing all of the speakers, is Council really going to take away the golf course from these people who obviously love it?

He doesn't golf, but he loves golf courses. They're very quiet neighbors. They're very serene. He's lived near golf courses for over 30 years. The proposal that Goat Hill, LLC, has is phenomenal. It is the only proposal that Council should be considering.

CHUCK HALL, 1914 Raymond Lane, stated the back yards of his neighbors across the street back up to the golf course, so he's very close to the golf course. He's played that golf course for years. Bill Hartley, who spoke earlier, is a PGA (Professional Golfers' Association) professional who has also played there for years. A couple of years ago, Mr. Hall and his wife were in New York and a couple they met mentioned Oceanside and the Goat Hill Golf Course. It's famous in Manhattan. We need to keep that golf course as a golf course.

He doesn't understand what Mr. Hansen proposes to do there. Mr. Hall is the former athletic director at Oceanside High School. Where Mr. Hansen is talking about putting in soccer fields, it needs to be 120 yards long and 60 yards wide. With the fields that he sees on the description along Greenbrier, you might get one field in. He has four or five fields in that area. What he will do is grade, but the contour map shows that the top by Greenbrier is 120 feet. When you go down the hill towards the Boys and Girls Club, it drops down to 80 feet. That's 40 feet that he's going to have to fill or cut some way. If he fills it, it's going to make a lake of the lower end of Cadillac.

These aren't the kinds of things we need in Oceanside. He can't imagine parents sending children there with no facilities or classrooms. If it's an academy, they must need classrooms. He's appalled that he found out about this meeting through the newspaper and not through public notice.

DAVID EMERICK, 1708 Avenida De Suenos, has lived in Oceanside for 30 years and has been a member of the PGA for the last 25 years. He and his wife run the North County Junior Golf Association, which they started in 1998. He's part of the Goat Hill Partners Plan. In 2007, due to the rising cost of golf for juniors, we decided to make it a non-profit corporation, which allowed us to raise money to create programs for kids who can't afford golf. We currently have relationships with the PGA, the Ladies Professional Golf Association (LPGA), the San Diego PGA and the Southern California PGA.

The golf community is very strong. They've really gotten behind this program. We have programs in place so that kids and adults will be able to enjoy Goat Hill at an affordable price. He was born and raised in Lorain, Ohio. The nine-hole course he grew up on was sold, and they put a soccer field on it. That soccer academy went broke. When he was seventeen, he played in the Junior World Championship in San Diego. Three years later he decided to move to San Diego. Golf has given him so much. This opportunity to be at Goat Hill is a dream come true. It's something he can give back to the kids.

This is his heart and soul. He's going to be there 24-7 giving back, not only to golf, but also to the community.

JOAN BRUBAKER, 1606 Hackamore Road, stated in listening to all of these people talk, she can't help but be extremely impressed. To even think about having a

50-year lease for parkland is uncanny. It would be a zero from the get-go. The noise created by soccer would not be appropriate in that area. We need to keep it parkland.

When Mr. Hansen talked about his plans for the development, he mentioned Manchester financing. That automatically turned her off. It seems like the company is shaky financially. A 50-year lease is out of the question. How much of that was designated for golf? It's an 18-hole course. Apparently, it isn't anything like what they have now.

Has recycled water ever been considered for keeping the golf course? That might be an option. The pipes would be a cost, but the water could be cheaper. Have there been any efforts to redesign their whole approach, such as bringing in some leagues or some kind of an organization to bring in golfers? Also, with the development at El Corazon, there will be a lot of competition if they put more soccer right next to it. That's not a good idea. If the firm were to go belly-up, who's going to go back and recondition it to a park? Hopefully, we'd still have it as parkland.

What they need is more outreach for golf. If they're going to redesign it, they may be able to bring in golfers, just like they want to bring in soccer at El Corazon.

JOHN ASHWORTH, Goat Hill Partners, LLC, 530 South Coast Highway, submitted the RFP that was chosen in August of 2012. We've spent a lot of money, time and effort working out that plan and a lease proposal with the City planners. Up until about 120 days ago, we thought we were ready to go. We were surprised when this other plan came up. Council said they needed 90 days to review it. Our attitude was, if there's a better plan for the City then we want what's best for the City as well.

However, we were disappointed because we think that our plan is better, especially now that we know the other plan. It's not even close. He has nothing against soccer, it's great. He's sure there's another place for it, but Goat Hill isn't the place. On their proposal for the whole redesign of the golf course, it says a potential of 16 acres, which is about enough for a three-hole course. They have more space for a parking lot than a golf course.

He appreciates the kind words everybody said about his plan. This is his backyard. He has a business and residence in Oceanside. He used to be a member of the La Costa Country Club. He left there because he loves playing Goat Hill. Hopefully, Council will decide to reconsider our plan. We would be delighted to work with Council and the rest of the City to make Goat Hill a central park and a sense of pride, not only for the locals, but a destination for tourists. It would be a boon for the local economy.

He's convinced that if we build it, they will come.

JANET BLEDSOE LACY, 2165 Grandview Street, is a resident of Oceanside. They have an 8-acre family compound located in Fire Mountain. She is also here as a business owner in Oceanside. She's a partner in one of the oldest and largest law firms in Oceanside, in which both of her children are attorneys. She is making this presentation on their behalf and on behalf of the family.

Her parents, Marvin and Harriet Bledsoe, were the ones who caused this ordinance to go into effect in 1972. It provides for the parameters and limitations of this Council in taking any action whatsoever that interferes with any recreational land that is owned by the City. As indicated thereon, Council cannot take any part of recreational property and interfere with its use without a vote of the people of Oceanside.

The applicant indicated that they're going to be developing six soccer fields. Five of those soccer fields are completely privatized. They are to be used only by the academy, not by our Oceanside kids. They are going to seek participants throughout

San Diego County for this academy. They are going try to recruit applicants to play for them at our Oceanside course. She was very glad to hear that they have some scholarships because they're going to need them. The actual cost of joining this academy is \$49,500 per student each year. She also verified that they will only let boys in. It's not for girls.

She was very disappointed in the presentation by the City. They left off Part 2, which is not only the stadium that has up to 8,000 people, but a hotel or two as part of the plan. It's unfortunate that this wasn't addressed by the City in its presentation.

ANNE CHRISTIAN, 4769 Westridge Drive, has lived in Oceanside for many years and loves her hometown. Lots of people like the beaches, but she likes parks too. Her neighborhood is very nice, but we don't have any public open space, so she sometimes visits Buddy Todd Park. She likes Goat Hill too, but right now it's pretty uncomfortable for her. It's a great idea to make Goat Hill into a place for everyone to enjoy. She's happy that people like to play golf there.

She is excited that Council wants to fix up the park, but if they decide to rent the land and it's all paved over, Oceanside residents lose the potential to turn Goat Hill into something that everyone can enjoy. She likes to get outside when she gets some extra time. If Council decides to develop our taxpayer-owned land into a private sports complex, how will she enjoy the park? She's not going to pay \$20 to park her car and \$45 to watch people kick a ball. That's not her idea of what public parks are for.

Please ask the thousands of Oceanside residents who use our parks if they want another parking lot, hotel or stadium like the high school. She's certain Council will hear that a lot of people enjoy the bits of open space we still have left. Let's keep our public parks open to the public.

We don't have money for a fancy video, but we have something more. We vote.

SANDY MABRY, 603 Seagaze Drive, presented a video showing various water leaks throughout Goat Hill Golf Course, with an estimated 259,200 gallons of water being wasted per year (not including leakage on the course when the 600 gallon per minute pump is on), and showing that for years Goat Hill management has neglected this property, which is not putting our tax dollars to work.

She stated as far as soccer, it should be somewhere else, not here. The golf course is very close to her.

RICK KRATCOSKI, 2110 Foster Street, stated that Councilmember Kern stated in the newspaper that golf is losing popularity, such as with Escondido Country Club, while soccer popularity increases. This is Councilmember Kern's justification for selling our parkland. He reminded Council that we are barely coming out of a major recession. Escondido Country Club is private, not public. The show of golfers today debunks Councilmember Kern's statement on golf's popularity decline. Golf is a sport and is cyclical like all of the others.

He agrees that soccer is increasing in popularity. That is why we have the El Corazon master plan that addresses soccer fields and hotels. He heard that Mr. Hansen did not want to do this project at El Corazon because the infrastructure was not there, and it would cost him too much for infrastructure costs. He should do it at El Corazon or go to another city. Save Goat Hill for Oceanside citizen's parkland.

On March 17th, Councilmember Felien stated in an email that the golf course requires a City subsidy of tens of thousands of dollars, primarily due to the cost of water. After viewing the video of the POC leak, which has been leaking for years, he would like to know if the City Water Department has done a water audit of Goat Hill. They push for homeowners and commercial properties to do a water audit. Why haven't

they done one at the golf course?

Goat Hill has a very old irrigation system. Has the Water Department done a thorough leak check of the entire mainline, valves, etc.? Has the City reduced water usage by changing to lower flow nozzles and sprinklers? He was a ground supervisor at Palomar College for 20 years. We saved a ton of money on water because all of our athletic fields were irrigated with well water. Goat Hill is 65 years old. Why don't we have several wells and/or reclaimed water?

He contends that this Council and previous Councils for the last 30 years have allowed Goat Hill to be neglected and mismanaged purposely, in effect to develop our public parkland.

NORALEE SHERWOOD, 1526 Hunsaker Street, has been an Oceanside resident for eleven years. She and her husband moved here because they saw the potential in the City with the beaches, the diversity of the people and the fact that there was so much room for improvement. After a few years, we learned that there was talk of a plan for the great central park of El Corazon, with dog parks, hiking trails, picnic areas and soccer fields. A citizens group was also formed to devise a plan to enhance Oceanside Boulevard and maybe even restore Loma Alta Creek.

At present, the Oceanside plan has never been implemented. El Corazon, for the most part, remains acres of dust. Because of this, Oceanside is still the place where bad ideas come. The demonstration we had earlier is an example of that. No other coastal community would accept the kinds of things we've been led to believe are beneficial to us, like asphalt plants, concrete plants and propane distributors.

Earlier this week we received a flyer called Green Oceanside. She doesn't believe that Mr. Hansen's proposal, without any kind of public comment, reflects the ideals of a green Oceanside. The only green here is for Mr. Hansen and his investors.

VICTOR ROY, Rancho San Luis Rey, is a member of ACTION (Alliance of Citizens to Improve Oceanside Neighborhoods). Council proposes transforming public land into private soccer fields at Goat Hill. He opposes this current business developer proposal regarding Center City Golf Course because we need to preserve and protect open land space for our City, residents and all future generations to enjoy.

The 72-90 acres of Goat Hill is a very important open land area under a public trust. This developer proposes to build a soccer field stadium, soccer academy with dorms and 1-2 hotels. The Council majority has already approved twenty soccer fields. How many more soccer fields do we need? He plays golf occasionally, and he also plays tennis. Let's put some money into the tennis programs. His men's tennis team just won the North County league championship. Do something for other sports. If the City is going to develop something, diversify. It shouldn't all be one sport.

This is a private project, so we will lose public access. If Council decides to proceed with this project, then they must put it to the vote of the people of Oceanside, per City ordinance. The Brown Act was originally enacted in response to mounting public concerns over informal or undisclosed meetings held by local elected officials. Public commissions, boards and councils, and the other public agencies in this State, exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly. This Council majority continues to ignore the needs and voices of their constituents, and instead caters to builders and developers. Public commissions, including the Senior Commission and Integrated Waste Commission, have been dissolved, further limiting public input into local government.

ERIN GILLIGAN-MORIN, 1241 Chambord Court, stated if Mr. Hansen was still here, she would tell him to build his stadium in San Diego or Los Angeles, which are

bigger cites that can control the traffic and noise. She loved what she heard about community gardens and organic growing because she is a farm girl. We should be supporting more community gardens and having more park and recreation activities. Golf should be on their agenda, and Goat Hill should be their number one course.

She hopes Goat Hill stays because it's access for kids. We should have more kids testing out golf. She encouraged the Parks and Recreation Department to start a process for creating classes. It would be great to see our City step up and back up our golf course.

NADINE SCOTT lives in the Loma Alta neighborhood. For some reason, the Council majority wants to kill our neighborhood. They've tried to put in an asphalt plant. They've also tried to put a concrete plant on the creek. Now they're trying this ridiculous stadium proposal.

This is a field of schemes. Mr. Hansen has over \$4,000,000,000 in assets, and he's offering us \$12,000 per year. He has a nice stadium in Sandy. He wanted it in Salt Lake, but they threw him out of there. Sandy didn't want to give him money either, but he went to the Utah State Legislature and got everyone's tax money to build his stadium. Not only that, but he has a deal for their Transient Occupancy Tax (TOT) for an unlimited amount of time.

Don't be fooled about his academy, soccer fields, etc. His goal is to put a couple of hotels on the best piece of property in town and take it from the people. His crony at the new hotel wrote a letter to Council saying that he supports this idea and that we need the TOT. He tipped his hand.

CAROLYN KRAMMER, 904 Leonard Avenue, is a longtime Oceanside resident and Chairperson for Citizens for the Preservation of Parks and Beaches (CPPB). She would like to make sure that the public understands what people are talking about when they say Goat Hill property. This property, Assessor's parcel number 151-011-11, includes our entire parkland, not only the golf course but all of the parkland that stretches up to Brooks Street. It includes the Senior Center, Boys and Girls Club, Brooks Street Pool and Ron Ortega Park, including the little league fields.

What is being proposed is a hostile takeover of our public parkland. The proposal is basically for the private use of a soccer team, but throws us a bone of consideration for our local soccer groups for use of the fields. Our public parkland Ordinance Number 7226 states that no person, corporation or City official shall take any action or do any act that would prevent all or part of such City-owned land from being used as a public park, public playground or public recreational area, unless such sale, action or act is first approved by a majority vote in a municipal election in the City of Oceanside.

Goat Hill Partners is being knocked out by visions of grandeur for this out-of-town developer. This proposed project will wreak havoc on our neighborhoods, with traffic problems overflowing into our neighborhood streets. Where will access come from? Will it be Mission Avenue, Brooks Street or Oceanside Boulevard?

She requested that Council return to the plan approved by this community in 2012 and go back to negotiations with Goat Hill Partners.

JIMMY KNOTT, 127 Sherri Lane, agrees with Ms. Bledsoe. A sham has been pulled by staff tonight. They need to correct the record. They failed to mention the vote of the people, the Council mandates, the meetings and the results of those meetings.

He has lived in Oceanside since the late 1950's. He has attended all of the designated public meetings post 1990's. Nothing was mentioned about the Parks and

Recreation Commission meetings. Where are those recommendations? They were important, but failed to be mentioned. Where are the results of the public meetings and public vetting's? The results were very simple. They were to keep it parkland.

The public spoke. It's their land. Any change to it should be left up to the public by law, not Council. If there is any change, Council needs to bring this before the people, not just Council.

CHUCK LOWERY, 812 Alberta Avenue, lives in Oceanside. This issue isn't about politics. It's about public theft. The wealth in Oceanside comes from resident taxpayers. Developer Hansen wants our wealth. We would give him a two-year lease on our 90-acre parkland for \$1,000 a month. After that, Council proposes to give him a 50-year lease. We the taxpayers are going to lose.

TOT tax is the tax collected by local hotels. That's going to be the only source of income for the City, other than the promised 5% commission on sales. Mr. Hansen can get that TOT tax money back. He's already taken it back from another city that he is operating in. We will not get the money he's promising to pay us if the City works out that deal with him.

How is this project going to be the game changer that he was reading about? He has a document showing a \$1,000 campaign donation in 2012 from Dell Loy Hansen, the proposed contractor, to Mr. Kern. That was apparently taking place at the same time that a group of other businesses were applying for this project. He's confused about why Mr. Hansen was involved with the City, yet he was not negotiating with the City to propose that he take over Goat Hill Park. His guess is that Mr. Hansen was negotiating with Council rather than working with City staff on this proposal.

He realizes it's expensive to maintain all of our public parks and beaches. We might want to look at something larger than this Goat Hill proposal. We could contract out operations of the public beaches in Oceanside. If we do that, we can charge a fee to the people who come to Oceanside to visit the beach. We have a lot more people going to the beaches than any of our other public venues. We should consider that idea.

He asked Council to reject any form that this project takes.

Public input concluded

MAYOR WOOD thanked the public for their input. The entire Council felt that the public had the right to say whatever they wanted in an open hearing. He also knows who started the snowball of information - the Lacy family. They talked to Council to explain some issues. He thanked the Lacy family for their input.

He thought Council was going to give staff permission to talk to somebody about a potential project. That's not uncommon. No matter what it was, it hasn't been voted on. It would have come back to Council. We get to hear the people speak, and people at home get to hear some of the details.

There are different opinions on what we can do with that park regarding legal issues. This was something that was going to come back to us with a lot more detail than we had as a Council, to decide if we wanted to do it. Council wasn't trying to hide something from people. People are here because they didn't know about it. They received short notice, so it looks like something was hidden. He doesn't believe that was the case, but that's what people thought. He apologized for that. He thought staff was going to talk to people and come back to Council with exactly what they wanted to offer.

In Closed Session, Council brought up the exact same issues that people brought

up. We were concerned about what the public input was and what the public usage of this golf course was. We wanted to have all of that information, and it was supposed to be brought back to us. He doesn't want to put all of the blame on staff.

DEPUTY MAYOR SANCHEZ thanked everyone for being here and for over 200 emails, phone calls and contacts when she was out in the community. This is very critical to our vision of Goat Hill. It should be a vision by the community and of the community. It has to be. She felt very uncomfortable with the speed in which this happened. It felt like just two meetings. One was about talking to them and the next one was deal points. What should have happened before the staff report document was written was this kind of a hearing.

There are two concerns that she heard this evening, one having to do with process and the other having to do with the actual proposal. She agrees that it felt very fast. She was pushing very hard to make sure that we had this hearing today before any deal points were even more solidified. What started as getting a few more soccer fields became a major stadium. There are obviously two visions here. One is very much rooted in the history of Oceanside.

She grew up here. She gives a lot of credit to the folks who were governing the City and had a vision for Oceanside for family activities.

There is a legacy left by the Bledsoe's that is very important. The vision we have, that has been codified in our City laws about something we all call parkland, is so important. This is it. Whatever we build on, we will never get back.

Just two years ago, we got together as a community and decided on golf. Ten years ago when the Chargers talked to us, we realized that the community was absolutely against that kind of activity. This proposal for having a major league soccer farm for the Utah league, with 30 kids who would be sponsored every year and having a major stadium all sounds really good, but not at Goat Hill.

She's not going to demonize Mr. Hansen. He saw a vision and looked at Goat Hill. What he didn't do was inquire about the history. There are many places he could have gone to pick up on what makes Goat Hill a funky place that Oceanside residents like to hang out at, whether they like to play golf or not. Why did it get developed and how did it end up like this? These are questions she wishes he would have talked to some of us about.

This happened really fast. It should have been part of the RFP. Maybe when we were talking about the fields at El Corazon, it could have somehow been packaged up. Maybe that is something the community would have considered. What is proposed would have to go to a vote of the people to change the uses at Goat Hill. She would rather not do something like that because it would be very divisive. She would rather have a community process where we all say this is what we want for us and our kid's kids. This is our legacy. It's a 52-year lease. That's how we need to be thinking.

She still really likes John Ashworth's vision. Two years ago, he was talking about opening up on Sundays and having family activities, the trail, etc. She would love that. The water issue only came up in the last ten years when we started really looking at where the water was going. For example, we were watering Oceanview Cemetery for free, and it belonged to Eternal Hills. We pay the water bill for Mance Buchanon Park, a huge place.

What is the future of water? Right now we can't use recycled water for golf courses, but within 5-7 years, the State Legislature will come up with new standards for using recycled water. She hopes that we're not just looking at what the cost of water is now, but at what Oceanside is trying to do to develop our own water sources, to actually start using recycled water and to expand the uses as much as we can.

Certainly, golf courses would fit that bill.

The proposal did go fast. She was very surprised two weeks ago at what was being suggested. This was a chance to give the community an opportunity to give their input. What are our options? Council can direct staff to terminate the conversations with Mr. Hansen and get back to the conversations that we were having in the negotiations with Mr. Ashworth. That might be the one that everybody wants. Another option would be to start this whole RFP process all over again. A third option would be to work with Mr. Hansen.

The first option seems to be the one that our community wants. Many of the residents live across the street from where this would be. She was hoping that Mr. Hansen would stay. Mitigation means knowing what they are going to provide for our residents. A spectator sport is not providing a public recreation activity for our residents. It's not enough.

She hears what people are saying. She would direct staff to go back to getting a contract with Mr. Ashworth and seeing what we all can do as a community to make it happen.

MAYOR WOOD asked is that a motion?

DEPUTY MAYOR SANCHEZ responded it's actually agendaized as direction to staff. Her direction to staff would be to talk to Mr. Ashworth and say let's get back to it.

COUNCILMEMBER FELIEN agrees with a lot of what the Mayor said earlier. From the very start of this process, when the soccer option was becoming available, the intent of the entire Council was to bring in the public as soon as it seemed necessary and have the public in the loop from the start. It doesn't do Council or the public any good to spring anything at the last minute. That certainly wasn't our intent. When this idea got serious, staff was immediately instructed to make contact with the appropriate community groups to let them know there was something on the table that Council was looking at. That's exactly what happened.

That's why you're all here tonight, to be part of that process. These processes serve a positive purpose. There were some very good questions that came up. He was interested in the water video and the issue of how much water is being lost to non-maintenance and whether that would be alleviated by having those leaks fixed. His primary concern with the leave-it-as-is option is that we're losing short of \$100,000 a year paying a water bill. With water rates continually going up, that cost is likely to go up. At some point, that becomes the equivalent of one or two City positions and services we can't provide. Most of the City wouldn't consider that a good tradeoff.

That leaves us to go forward with a process of elimination, which seems to be the two projects we have on the table: the golf project and the soccer project. The golf project came through the RFP process. We liked it; it was good; but then it stalled. He asked, based on the last negotiations we had with Ashworth, were they going to be paying the full cost of the water or were we going to be subsidizing the water bill to some extent?

MR. EDDOW responded the last agreement we negotiated with Mr. Ashworth right before we were going to bring it forward is that they pay for all of the water for the project.

COUNCILMEMBER FELIEN stated the golf option eliminates the subsidy of water with the current situation. It accomplishes that. He asked, prior to Council putting the Ashworth project on hold to pursue the soccer option, where they were in terms of their deadlines in their interaction with staff. Had they met the deadlines or were there things that were missed? Was it taking longer than we thought?

MR. EDDOW responded that staff was instructed to begin negotiations with the Ashworth group in September of 2012. Ashworth had asked for a number of additional time periods in which to do some due diligence. They had some other things they had to focus on. Staff was always prepared to move it forward. They eventually ended up with a financial partner who unfortunately came in and changed some terms, so that got extended even further. It was hopeful that we were going to have something by June or July of 2013. That did not occur. We finally got together with their new financial group. In November of 2013, we finalized the terms for an agreement that we were going to present to Council.

COUNCILMEMBER FELIEN stated there were issues that were coming up. None of them seemed insurmountable, but another opportunity that looked good seemed to be worth pursuing. He asked if, with the soccer option, we can find out why the drive-in or the El Corazon site weren't acceptable.

MR. EDDOW responded that, under the agreement with the Sudberry group, if they or another group wanted to come in and deal with just the recreational portion, they could negotiate directly with the City. That did not occur. They decided to pursue some of the commercial aspects with Sudberry. SudBerry was not in a position to do that because they are moving forward with their project with the athletic fields at El Corazon. From a timing standpoint, it did not work out with Mr. Hansen.

COUNCILMEMBER FELIEN was hoping that we could get that drive-in torn down and something else put in its place.

MR. EDDOW was not privy to any of the conversations regarding the drive-in.

COUNCILMEMBER FELIEN stated to the extent that they would like to speak on that issue, it would be helpful for us in terms of wrestling with why they feel that this particular location is so important to them. With the soccer proposal, they also would pay the full cost of the water and would not require any City subsidy. Correct?

MR. EDDOW responded that is correct. They would pay for the water cost.

COUNCILMEMBER FELIEN stated as a side note, we've certainly discussed this issue dealing with reusable and reprocessed water. The issue is the cost of putting a pipe from our water processing plant down to the golf course. The capital cost involved makes that option impractical. Is that correct?

MR. EDDOW responded at this time, there is no infrastructure to get the reclaimed water from the facility at San Luis Rey down to the Goat Hill Golf Course without significant cost to put in that pipe.

COUNCILMEMBER FELIEN stated Council would love to jump on that as soon as it becomes feasible. We've definitely looked at it, both for that site as well as anywhere else we can use reclaimed or reprocessed water. We're all on board with that. For the soccer proposal, the issue of public use is going to be a key component. Any proposal we were looking at would need to be in compliance with the park ordinance. No one on the City Council wanted to go down a road that was going to require an election to legally change the use of parkland. Any proposal would have to be in compliance with the ordinance as it exists. We all felt that nothing would move forward unless it went through that prism and met the standards of the ordinance as it exists for park use.

Part of the soccer proposal was to negotiate a Public Use agreement. He asked Mr. Eddow to describe how that would work. In general terms, while they would build these fields, there would definitely have to be some access to the public. Would that ratio be different days or different hours? How would that work?

MR. EDDOW responded that was a condition for them to move forward into the 50-year term of their lease. In that first two years, they would definitely have to come up with a Public Use plan that the City would be agreeable to, as far as how the fields are going to be utilized, as well as the other public areas of the property, which are the public trails and possibly the picnic areas.

COUNCILMEMBER FELIEN stated the concern of Council is to make sure that, regardless of what proposal we wanted to pursue, we would make sure there was adequate public use. As part of the public process, hopefully we would have the public on board with the direction Council would want to go. Over the next month or so we ought to pursue both proposals and have either a workshop or another Council meeting such as this one where both parties can present their proposals.

Part of that would be the City presenting what the financial impact is for the public and the City revenues for each of those proposals. There's a significant difference in each option as to what the financial impact is to the City. A lot of relevant points were made that we definitely need to balance out the impact on those neighborhoods directly impacted by either proposal. We also have to factor in what the overall benefit is to the City. It's not always an easy balance to make.

He appreciates everyone expressing their concerns. He and his colleagues will definitely factor all of their concerns into the process as we go forward. His direction to staff is to at least keep the paperwork going on both proposals and have it more thoroughly vetted because there are aspects to each of them that are different. The golf proposal is good. That would certainly be acceptable. That's why it came out on top in the RFP. He's not going to lose any sleep if that's the one that emerges victorious. We're giving some short shrift to a lot of the benefits of the soccer proposal. He's not ready to jettison that just yet.

COUNCILMEMBER FELLER stated Council has been misquoted. The perception is that all of this has happened behind closed doors. It could be perceived that way, but you've heard from the Mayor and from Councilmember Sanchez that was not the case. This came fast, and that's all. We have discussed it a little in Closed Session. We had all given tacit approval to discover what we heard about tonight. He sat through this and listened intently. He's been accused of things that probably are very incorrect.

This is just Oceanside vetting the issues one way or the other. He purposely hasn't had any particular commitment. He was excited to think that this could work. This is park and recreation land. He's played golf for almost 54 years. This is a golf course. It's public use, but it's not free to operate. What we heard tonight was more of a social cost of what this community would lose.

He asked Mr. Weiss if there was any interest in the soccer proposal going forward past tonight.

MR. WEISS doesn't know if there's interest going beyond tonight. Council asked earlier if they would be interested in a 60-day delay. They indicated that they would not support a 60-day delay. He can't answer if there is any interest in some form of delay.

COUNCILMEMBER FELLER was offended by a lot of things said here tonight. It's a brown golf course, but it's a golf course. All golf courses are good. One of the things that is going to happen if we go forward with a golf course is an increase in fees to pay for the water. It's not going to come at no cost. He was fascinated by the number of emails we had over this in the last few days.

After hearing from the presenter and the public tonight, he has come to the

conclusion that this is the right idea, but the wrong place. His guess is that this will just disappear because of the urgency in Mr. Hansen's request. He encourages the great ideas that come forward, but he can't see this working in this location.

COUNCILMEMBER KERN wants to backtrack to see how we got here tonight. Several months ago Council unanimously decided to listen to a proposal. When somebody comes up with an idea and they want to present it, it is our responsibility to listen. At the time, he frankly had a lack of confidence in Mr. Ashworth's proposal. It has dragged on so long, and Mr. Ashworth was having a little trouble getting his investors to the table. We figured another 90 days was not going to make a difference. By that time, he might have everything together, and maybe we could talk about it.

This is a good idea. It may not be the right location and there are some people who are opposed, but somebody wants to come to Oceanside to make it the center of soccer and active sports in Southern California. Hopefully, we're not back here in four years wondering what we're going to do with Goat Hill because golf is dying. He stands by that statement. Nationwide, golf is on a decline. Can Mr. Ashworth save it locally? He doesn't know. We may be back here in a few years figuring out what we're going to do with Goat Hill because golf is not going to be working there. That's something we're going to have to decide down the road.

On a personal note, there was something said tonight about his friendship with Mr. Hansen, who has been his friend for about five or six years. Once this came up, he disclosed to Council and Mr. Weiss that Mr. Hansen is a personal friend, and he was not going to talk to him about this project because he didn't want it to become political. He did not want his colleagues thinking he's pushing an idea because somebody is a friend.

After we approved Mr. Ashworth, he met with Mr. Ashworth. They went out to Goat Hill, walked and looked at his plans. It's a good idea, but he wanted to consider the other idea first because that is his responsibility to the citizens of Oceanside - to listen to these ideas.

Did this happen quickly? Yes, but by design it happened quickly. We put this off for 90 days. We are right into the end of that 90-day period. The demographics are shifting towards soccer. He knows there are a lot of golfers here. He is one of them, but he is probably in the middle of the golf bubble now. Most of them are an older population, and they are leaving the sport. It happens that way.

Soccer is something that's coming up. The one thing that really excited him about this project in this location is that you have kids from Eastside and Crown Heights who can actually walk to a soccer field and play. They are not going to be able to get out to El Corazon. This is their local soccer facility.

The idea is to listen to everybody's conversation. That is Council's job. To make it personal or try to make something political out of it that wasn't there is offensive. He knows that passions run high. He agrees with Mr. Gleisberg that we handled the communications poorly. We did not get this information out to the public as quickly as we should have.

This was the night that we were going to bring it to the public. We weren't going to do anything in secret or sign any negotiations. We told staff to go negotiate on our behalf because this is an intriguing idea. It comes back tonight. We have the deal points, the ideas and we got to listen to the public. We're not excluding anybody. There were no secret meetings. These are normal negotiations when you get into price and terms. You'll hear the City Attorney at almost every meeting talk about different pieces of property that we discuss price and terms in Closed Session.

He likes the idea of Oceanside being the center of the soccer universe. It's exciting, and it's a game changer. Eventually that may happen because with the 20

soccer fields at El Corazon, we will have more and more soccer. He likes the idea of having a professional or semi-professional sports team in Oceanside. It's an idea that intrigued him and that we ought to think about.

Obviously, the golfers are one thing, and the people in the neighborhood are another issue. This is their neighborhood, and they want to protect it as much as they can. However, he also wants people to start thinking about a sense of community. What's good for the whole City? Some people are resistant to that idea, but it's what can we do to make the community better and not just protect their neighborhood at all costs? That's probably not a popular idea with everybody in the room, but it's something we have to talk about because we really need to think more about community and being connected to each other in helping the whole City move forward.

The City Manager has enough direction from enough people. He appreciates everybody being here. It is not staff's problem or job; it's Council's job. If people want to beat us up for not communicating, then beat us up for not communicating. It is not staff.

MAYOR WOOD assumes that the direction we're giving to staff is to cancel this soccer issue and go back to talking about the golf situation. This won't be the last time we hear about Goat Hill. Everybody wants to come in from out of the area and build something. They look at an area that is an open field in the best possible location right off the freeway at Oceanside Boulevard. We get asked all the time.

He thanked people for being here because it's important. He agrees that when we start hearing about these things, we should put it out sooner to the public.

In response to the City Clerk, **CITY ATTORNEY MULLEN** clarified that this was agendaized to provide direction. If Council wanted to they could have a motion, but the intent was to let each Councilmember express their opinion about the proposal that they heard. The direction is clear now.

[Recess was held from 9:27 PM to 9:31 PM]

5:00 P.M. – PUBLIC HEARING ITEMS

Public hearing items are "time-certain" and are heard beginning at 5:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 5:00 p.m. public hearing schedule.

21. **CDC: Adoption of a resolution approving the 2014-2015 Annual Public Housing Agency (PHA) Plan and authorizing the CDC Chairperson to submit the plan to the U.S. Department of Housing and Urban Development with the inclusion of changes made to the PHA Plan as a result of public comments, and execute all related documents**
- A) Mayor opens public hearing – hearing was opened.
 - B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence – Mayor Wood and Councilmembers Felien and Kern reported no contact; Deputy Mayor Sanchez and Councilmember Feller reported contact with staff.
 - C) City Clerk presents correspondence and/or petitions – none.
 - D) Testimony, beginning with:

ANGELA HANIFIN, Housing Program Manager, stated this is about the Public Housing Agency (PHA) plan for 2014-2015, which is a requirement for cities or community development commissions that operate the Section 8 Rental Assistance Program. Council will find most of the information in the staff report. There is a requirement that a public hearing be held after a 45-day public comment period, which was done. There's also a requirement that a resident advisory board that's comprised of

participants in our Section 8 program assist us in the preparation of this plan. We did have a meeting with the Resident Advisory Board, who helped us to prepare the plan.

There were two recommendations from the Resident Advisory Board. There was a suggestion that we undertake a review of how we perform our tasks. Sequestration has been a big hit to the program, as well as other federal programs. We have been looking very carefully at our business processes/practices to ensure we are doing the work as efficiently as possible. The other comment was regarding our waiting list. We have approximately 6,300 names/households on our waiting list. It's the longest list she's seen. That represents over a seven-year wait for assistance. One of the comments was whether we should even keep the waiting list open, which is something that staff will be evaluating.

Staff is recommending that the Community Development Commission (CDC) adopt a resolution approving submission of the 2014-2015 Annual Plan, and authorizing the Chair to submit the plan.

MARGERY PIERCE, Neighborhood Services Director, introduced Cecilia Barandiaran, Management Analyst in the Neighborhood Services Housing Division. She will be making the next presentation.

With no one wishing to speak, Mayor Wood closed the public hearing.

DEPUTY MAYOR SANCHEZ moved approval of [adoption of **Resolution No. 14-R0126-3**, "...approving the 2014-2015 Annual Public Housing Agency (PHA) Plans [**Document No. 14-D0127-3**] for the PHA Fiscal Year beginning July 1, 2014 and authorizing the Community Development Commission Chairperson to submit the PHA plan to the U.S. Department of Housing and Urban Development (HUD) and execute all related documents," with the inclusion of changes made to the PHA Plan as a result of public comments].

COUNCILMEMBER KERN seconded the motion.

Motion was approved 5-0.

22. **City Council: Approval of the FY 2014-2015 Community Development Block Grant program budget; approval to allocate funding for various housing and community development activities, planning, and program administration; and approval to allocate grant funding for various services and homeless programs**

- A) Mayor opens public hearing – hearing was opened.
- B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence - Mayor Wood, Deputy Mayor Sanchez and Councilmember Feller reported contact with staff; Councilmembers Felien and Kern reported no contact.
- C) City Clerk present correspondence and/or petitions – none.
- D) Testimony, beginning with:

CECILIA BARANDIARAN, Management Analyst, is here to present the Federal Community Development Block Grant, known as CDBG, and the Home Investment Partnership Funds, known as HOME, for the US Department of Housing and Urban Development (HUD). These funds must be used to help low- and moderate-income persons through decent housing, suitable living environment and expanded economic opportunities. The 2010-2015 Consolidated Plan outlines the anticipated uses, with this annual Action Plan outlining the specific strategies, activities, goals, objectives and resources.

The 2014-2015 CDBG Program budget follows Council direction to limit CDBG funding to programs and activities that work out of City resource centers, recreation facilities and senior centers or that serve CDBG-eligible neighborhoods. Today, we

received the official planning numbers. Our CDBG allocation is \$1,206,045. This is a reduction of \$34,827 from the figure in the staff report in Exhibit A. Our HOME allocation of \$432,059 increased by \$2,288. The detailed CDBG budget is outlined in Exhibit A, which is now in the Plan. This reduces the proposed Administration budget by \$6,966 and our Community Resource budget by \$5,224.

These reductions are due to percentage caps for program administration and public services. This allows all other proposed contracts to remain at the recommended levels. These allocations assist the City's immediate housing and community development needs, as outlined in the Plan, and help preserve programs and activities that work out of our resource centers, recreation facilities, senior centers and that serve the community.

Staff recommends that Council approve the Fiscal Year 2014-2015 CDBG Program budget, approve the allocation of funding for various housing, community development activities, planning and program administration, and approve the allocation of grant funding for various public services and homeless programs.

With no one wishing to speak, Mayor Wood closed the public hearing.

DEPUTY MAYOR SANCHEZ moved approval of [the FY 2014-2015 Community Development Block Grant program budget; approval to allocate funding for various housing and community development activities, planning, and program administration; and approval to allocate grant funding for various services and homeless programs: **Document No. 14-D0128-1 (Fair Housing Programs - North County Lifeline); Document No. 14-D0129-1 (Oceanside Senior Citizens Assoc.); Document No. 14-D0130-1 (Vista Community Clinic Teen Reach); Document No. 14-D0131-1 (Vista Community Clinic Club 55); and Document No. 14-D0132-1 (North County Lifeline Youth Programs)**].

COUNCILMEMBER KERN seconded the motion.

Motion was approved 5-0.

INTRODUCTION AND ADOPTION OF ORDINANCES - None

ADJOURNMENT

After a moment of silence for Larry O'Harra, **MAYOR WOOD** adjourned this joint meeting of the Oceanside City Council, Community Development Commission, Small Craft Harbor District Board of Directors and Oceanside Public Finance Authority at 9:41 PM on March 19, 2014 to a workshop at 2:00 PM on Wednesday, March 26, 2014. [The next regular meeting is scheduled for 2:00 PM on Wednesday, April 2, 2014].

ACCEPTED BY COUNCIL/HDB/CDC/OPFA:

Zack Beck
City Clerk, City of Oceanside