

# City of Chula Vista

## Meeting Minutes - Draft

---

Tuesday, March 8, 2016

5:00 PM

Council Chambers  
276 4th Avenue, Building A  
Chula Vista, CA 91910

---

### SPECIAL MEETING OF THE CHULA VISTA HOUSING AUTHORITY MEETING JOINTLY WITH THE CITY COUNCIL OF THE CITY OF CHULA VISTA

#### CALL TO ORDER

*A Regular Meeting of the City Council of the City of Chula Vista and a Special Meeting of the Chula Vista Housing Authority were called to order at 5:02 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.*

#### ROLL CALL:

**Present:** Councilmember Aguilar, Councilmember Bensoussan, Councilmember McCann and Mayor Casillas Salas

**Absent:** Deputy Mayor Miesen

*Also Present: City Manager Halbert, City Attorney Googins, City Clerk Norris, and Assistant City Clerk Bigelow*

#### PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

*Councilmember Bensoussan led the Pledge of Allegiance.*

#### SPECIAL ORDERS OF THE DAY

- \* [16-0140](#) RECOGNITION OF CHULA VISTA RESIDENT NORBERT STEIN'S 103 BIRTHDAY

*Mayor Casillas Salas and the City Council recognized Mr. Stein in honor of his 103rd birthday.*

- A. [16-0130](#) PRESENTATION OF A PROCLAMATION TO NATIONAL MULTIPLE SCLEROSIS SOCIETY DISTRICT ACTIVIST LEADER RACHEL CHAPMAN, PROCLAIMING MARCH 7 THROUGH MARCH 13, 2016 AS NATIONAL MULTIPLE SCLEROSIS WEEK IN THE CITY OF CHULA VISTA

*Mayor Casillas Salas read the proclamation and Councilmember McCann presented it to Ms. Chapman.*

*Mayor Casillas Salas announced, pursuant to AB 23, that she and each Councilmember would receive \$50 for their attendance at this Housing Authority meeting, being held simultaneously with the City Council meeting.*

#### CONSENT CALENDAR (Items 1 - 3)

1. [16-0129](#) APPROVAL OF MINUTES of February 23, 2016.

**Recommended Action: Council approve the minutes.**

- 2. [16-0096](#) RESOLUTION NO. 2016-040 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA WAIVING THE FORMAL SELECTION PROCESS, APPROVING AN AMENDMENT TO A TWO-PARTY AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND U3 ADVISORS INCORPORATED FOR CONSULTING SERVICES RELATED TO THE ESTABLISHMENT OF THE CHULA VISTA UNIVERSITY PARTNERSHIP AND ASSISTANCE IN THE UNIVERSITY RECRUITMENT PROCESS, AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

**Recommended Action: Council adopt the resolution.**

- 3. [16-0120](#) RESOLUTION NO. 2016-041 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT WITH BALDWIN AND SONS, LLC, ("DEVELOPER") FOR THE DEVELOPMENT OF A 100 BED ATHLETE HOUSING PROJECT AT THE OLYMPIC TRAINING CENTER IN SATISFACTION OF A PORTION OF DEVELOPER'S OBLIGATIONS UNDER THE CITY'S BALANCED COMMUNITIES POLICY

**Recommended Action: Council adopt the resolution.**

*Approval of the Consent Calendar*

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Bensoussan, to approve staff's recommendations on the above Consent Calendar items, headings read, text waived. The motion carried by the following vote:

**Yes:** 4 - Aguilar, Bensoussan, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

*There were none.*

**PUBLIC COMMENTS**

*There were none.*

**PUBLIC HEARINGS**

4. [16-0017](#) CONSIDERATION OF CHULA VISTA'S PORTION OF THE 2016 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM

RESOLUTION NO. 2016-042 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2016/2017 THROUGH 2020/2021 FOR INCLUSION IN THE REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM; AND PROVIDING THE CERTIFICATION AND INDEMNITY STATEMENTS NECESSARY TO OBTAIN TRANSNET FUNDS

*Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.*

*Mayor Casillas Salas opened the public hearing. There being no members of the public who wished to speak, Mayor Casillas Salas closed the public hearing.*

**ACTION:** A motion was made by Councilmember McCann, seconded by Councilmember Aguilar, that Resolution No. 2016-042 be adopted, heading read, text waived. The motion carried by the following vote:

**Yes:** 4 - Aguilar, Bensoussan, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

**ACTION ITEMS**

5. [15-0672](#) CONSIDERATION OF THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS WITH RESPECT TO THE 123-UNIT VOLTA SENIOR HOUSING PROJECT AND 87-UNIT DUETTA HOUSING PROJECT IN THE MILLENIA COMMUNITY

A. HA RESOLUTION NO. 2016-001 OF THE CHULA VISTA HOUSING AUTHORITY AUTHORIZING THE ISSUANCE OF ITS TAX-EXEMPT MULTIFAMILY HOUSING REVENUE NOTE AND ITS JUNIOR MULTIFAMILY HOUSING REVENUE BONDS IN A CUMULATIVE AND AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$21,700,000 AND ITS TAXABLE MULTIFAMILY HOUSING REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,700,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION AND CONSTRUCTION OF THE VOLTA APARTMENT HOMES MULTIFAMILY RENTAL HOUSING PROJECT; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS NECESSARY TO ISSUE THE NOTES AND BONDS, COMPLETE THE TRANSACTION AND IMPLEMENT THIS RESOLUTION, AND RATIFYING AND APPROVING ANY ACTION HERETOFORE TAKEN IN CONNECTION WITH THE BONDS

B. HA RESOLUTION NO. 2016-002 OF THE CHULA VISTA HOUSING AUTHORITY AUTHORIZING THE ISSUANCE OF ITS TAX-EXEMPT MULTIFAMILY HOUSING REVENUE NOTE AND ITS JUNIOR MULTIFAMILY HOUSING REVENUE BONDS IN A CUMULATIVE AND AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$19,400,000 AND ITS TAXABLE MULTIFAMILY HOUSING REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,200,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION AND CONSTRUCTION OF THE DUETTA APARTMENT HOMES MULTIFAMILY RENTAL HOUSING PROJECT; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS NECESSARY TO ISSUE THE NOTES AND BONDS, COMPLETE THE TRANSACTION AND IMPLEMENT THIS RESOLUTION, AND RATIFYING AND APPROVING ANY ACTION HERETOFORE TAKEN IN CONNECTION WITH THE BONDS

*Housing Manager Hines gave a presentation on the item.*

**ACTION:** A motion was made by Mayor Casillas Salas, seconded by Councilmember Bensoussan, that Housing Authority Resolution Nos. 2016-001 and 2016-002 be adopted, headings read, text waived. The motion carried by the following vote:

**Yes:** 4 - Aguilar, Bensoussan, McCann and Casillas Salas

**No:** 0

**Abstain:** 0

## CITY MANAGER'S REPORTS

### 6. [16-0079](#) PRESENTATION AND UPDATE ON HOMELESSNESS ISSUES

*Housing Manager Hines, Police Captain Kennedy, Public Works Director Hopkins, Lieutenant Jones, Park Ranger Supervisor Alzubaidi, and Signing & Striping Supervisor Savage gave a presentation on the item.*

*Rosy Vasquez, representing Sister Dolores Social Outreach Program, spoke regarding the support programs it offered and thanked City staff for its efforts to assist homeless individuals.*

## MAYOR'S REPORTS

*Mayor Casillas Salas spoke regarding the following recent events: meeting with the Hispanic Contractors & Professionals Association, Coffee with a Cop, grand opening of Lofts on Landis, and a Sweetwater High School art exhibit at the South Chula Vista Library. She announced the receipt of a Pet Disaster Relief trailer that was donated by Andrew Mills from Del Sur Kennel Club and other donors. She spoke regarding the recent First Friday Breakfast meeting on the topic of the Olympic Training Center and a first-time homebuyer information meeting.*

## COUNCILMEMBERS' COMMENTS

*Councilmember Bensoussan announced the upcoming Taste of Third Avenue event, hosted by the Third Avenue Village Association (TAVA), and Assemblywoman Lorena Gonzalez' Woman of the Year event at the Civic Center Library.*

*Councilmember Aguilar spoke regarding the improvements that the American Legion had made to the City-owned building in Eucalyptus Park that the organization occupied.*

Councilmember McCann recognized those who volunteered for Read Across America. He spoke regarding the recent City employee recognition event, the Eastlake Little League and South Bay Little League season grand opening events, and National Women's Day.

City Attorney Googins announced that the Council would convene in closed session to discuss the item listed below.

At 6:53 p.m., the Council convened in Closed Session, with Councilmembers Aguilar, Bensoussan, McCann and Mayor Casillas Salas present.

## CLOSED SESSION

Pursuant to Resolution No. 13706 and Council Policy No. 346-03, Official Minutes and records of action taken during Closed Sessions are maintained by the City Attorney.

7. [16-0128](#) CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (d)(1)

Name of case: Chris Shilling, et al. v. City of Chula Vista, et al., San Diego Superior Court, Case No. 37-2015-00006097-CU-MC-CTL.

**ACTION:** No reportable action.

## ADJOURNMENT

At 7:12 p.m., Mayor Casillas Salas adjourned the meeting to the Regular City Council Meeting on March 15, 2016, at 5:00 p.m., in the Council Chambers.

---

Kerry K. Bigelow, Assistant City Clerk