

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, DECEMBER 4, 2001
AT 9:00 A.M.
CHARLES DAILY CONCOURSE
PLAZA HALL

Table of Contents

CHRONOLOGY OF THE MEETING	2
ATTENDANCE DURING THE MEETING	2
ITEM-300: ROLL CALL	3
CLOSED SESSION ANNOUNCEMENT	3
NON-AGENDA COMMENT	3
COUNCIL COMMENT	5
ITEM-330: Lease Approval - Girl Scouts	6
ITEM-331: Lease Approval - Boy Scouts	7
NON-DOCKET ITEMS	9
ADJOURNMENT	9

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Murphy at 10:18 a.m. The meeting was recessed by Mayor Murphy at 12:00 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Murphy at 2:06 p.m. with all Council Members present. Mayor Murphy recessed the meeting at 3:45 p.m. for purposes of a break. Mayor Murphy reconvened the meeting at 4:05 p.m. with all Council Members present. Mayor Murphy recessed the meeting at 6:20 p.m. for purposes of a break. Mayor Murphy reconvened the meeting at 6:30 p.m. with all Council Members present. Mayor Murphy adjourned the meeting at 8:30 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Murphy-present
 - (1) Council Member Peters-present
 - (2) Council Member Wear-present
 - (3) Council Member Atkins-present
 - (4) Council Member Stevens-present
 - (5) Council Member Maienschein-present
 - (6) Council Member Frye-present
 - (7) Council Member Madaffer-present
 - (8) Council Member Inzunza-present
- Clerk-Abdelnour (rl/er)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Murphy-present
- (1) Council Member Peters-present
- (2) Council Member Wear-present
- (3) Council Member Atkins-present
- (4) Council Member Stevens-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Inzunza-present

CLOSED SESSION ANNOUNCEMENT:

City Attorney Casey Gwinn announced that in Closed Session the City Council voted unanimously to appeal the case entitled Southern California Underground Contractor's Vs. The City Of San Diego and Andrade Vs. The City of San Diego.

NON-AGENDA COMMENT:

PUBLIC COMMENT-1:

Anna Matthews commented on the youth in the City skateboarding in dangerous places and the need for wooden ramps to accommodate them.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A058-073.)

PUBLIC COMMENT-2:

Tom Salvestrini updated the City Council on the Mercado Redevelopment project.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A074-112.)

PUBLIC COMMENT-3: **REFERRED TO CITY MANAGER**

Marc Lindshield commented regarding San Pasqual Road and the pedestrian hazard of trees and vegetation growing in the roadway.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A113-149.)

PUBLIC COMMENT-4:

Jarvis Ross commented regarding how well he feels the City Council has done in the past year.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A150-169.)

PUBLIC COMMENT-5:

Beverly Walker commented regarding the vision impaired and accessibility for the disabled during council meetings. Ms. Walker also mention that she feels the Blind Recreational Center in Balboa Park doesn't meet ADA Standards.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A170-209.)

PUBLIC COMMENT-6:

Carl Ricks commented regarding Jesus Christ and His message of the world needing a Savior.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A210-248.)

COUNCIL COMMENT:

COUNCIL COMMENT-1:

Mayor Murphy announced that today marks the 1st-year anniversary of five Council Members and the 10-year anniversary for Council Member Stevens. He would like City Staff at the next meeting to present Deputy Mayor Stevens with his 10-year pen.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A250-271; A287-289.)

COUNCIL COMMENT-2:

Council Member Peters congratulated Mayor Murphy for his 1st year and commended him for his team efforts.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A272-286.)

COUNCIL COMMENT-3:

Council Member Madaffer commended Mayor Murphy for his leadership in the past year.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A290-316.)

ITEM-330: Lease Approval - Girl Scouts.

(Balboa Park Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-726) ADOPTED AS AMENDED AS RESOLUTION R-295826

Authorizing the City Manager to execute a 50-year lease agreement with Girl Scouts, San Diego-Imperial Council, Inc. for a Girl Scout recreational facility and related administrative offices on approximately 15.0 acres of Balboa Park at 1231 Upas Street, at an initial annual rent of \$1.

CITY MANAGER SUPPORTING INFORMATION:

Since 1955, the Girl Scouts of America has leased about 15 acres of Balboa Park, located on Upas Street in the northwestern portion of the park, for a Scout recreational facility and related administrative offices. The current 50-year lease expires in 2005. Improvements constructed by the Scouts over the years consist of an administrative headquarters, resource center, Scout store, and cabins.

The Girl Scouts requested an early renewal of the lease to engage in a capital campaign to further improve the property. The new lease will require the Scouts to raise and expend at least \$1.9 million during the next seven years to upgrade/remodel existing improvements and to construct new improvements such as a multipurpose building, amphitheater, storeroom, and expanded recreational areas and paths. A conceptual development plan is included in the new

lease, and a complete general development plan is required within the first two years of the lease at the conclusion of the Scouts' capital campaign. The proposed lease also requires the Scouts to commit to a new capital improvement program every 10 years. As in the existing lease, the proposed lease has a term of 50 years at a nominal \$1 per year rent with the lessee being responsible for all operations and maintenance costs of the premises. The new lease additionally requires the lessee to pay the City a \$2,500 per year administrative fee to be adjusted annually. The boundaries of the leasehold will remain the same. The Park and Recreation Department has reviewed and approved the proposed lease.

FISCAL IMPACT:

\$2,500 per year, subject to annual CPI adjustments, will be deposited into the General Fund.

Herring/Griffith/PTC

_____ FILE LOCATION: LEASE: Girl Scouts, San Diego-Imperial Council, Inc.

_____ COUNCIL ACTION: (Tape location: A352-B222.)

MOTION BY MADAFFER TO APPROVE A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 25-YEAR RENEWAL LEASE AGREEMENT WITH SAN DIEGO CITY COUNCIL, GIRL SCOUTS OF AMERICA FOR THE GIRL SCOUT CAMP AND RECREATIONAL FACILITY AND RELATED ADMINISTRATIVE OFFICES ON APPROXIMATELY 15-ACRES OF BALBOA PARK WITH A 15-YEAR OPTION PROVIDED THAT THE GIRL SCOUTS OF AMERICA GIVE THE CITY WRITTEN NOTICE OF INTENTION TO EXTEND THE LEASE AND INCLUDE A NEW GENERAL DEVELOPMENT PLAN DESCRIBING THEIR CAPITOL INVESTMENTS FOR THE FOLLOWING 10- YEARS. Second by Wear. Passed by the following vote: Peters-yea, Wear-yea, Atkins-yea, Stevens-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Inzunza-yea, Mayor Murphy-yea.

ITEM-331: Lease Approval - Boy Scouts.

(Balboa Park Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-725) ADOPTED AS RESOLUTION R-295827

Authorizing the City Manager to execute a 50-year lease agreement with Desert Pacific Council, Boy Scouts of America, Inc., for a Boy Scout recreational facility and related administrative offices on approximately 15.61 acres of Balboa Park at 1207 Upas Street, at an initial annual rent of \$1.

CITY MANAGER SUPPORTING INFORMATION:

Since 1946, the Boy Scouts of America has leased about 15.61 acres of Balboa Park, located on Upas Street in the northwestern portion of the park, for a Scout recreational facility and related administrative offices. The current 50-year lease expires in 2007. Improvements constructed by the Scouts over the years consist of an administrative headquarters, eight campsites, swimming pool, Scout store, amphitheater, program lodge, and a picnic area.

The Boy Scouts requested an early renewal of the lease to engage in a capital campaign to further improve the property. The new lease will require the Scouts to raise and expend at least \$1.7 million during the next seven years to upgrade/remodel existing improvements and to construct new theme program and play areas. A conceptual development plan is included in the new lease, and a complete general development plan is required within the first two years of the lease at the conclusion of the Scouts' capital campaign. The proposed lease also requires the Scouts to commit to a new capital improvement program every 10 years. As in the existing lease, the proposed lease has a term of 50 years at a nominal \$1 per year rent with the lessee being responsible for all operations and maintenance costs of the premises. The new lease additionally requires the lessee to pay the City a \$2,500 per year administrative fee to be adjusted annually. The boundaries of the leasehold will remain the same. The Park and Recreation Department has reviewed and approved the proposed lease.

FISCAL IMPACT:

\$2,500 per year, subject to annual CPI adjustments, will be deposited into the General Fund.

Herring/Griffith/PTC

FILE LOCATION: LEASE-Desert Pacific Council, Boy Scouts of America, Inc.

COUNCIL ACTION: (Tape location: B223-C215; D015-L055.)

MOTION BY MADAFFER TO APPROVE A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 25-YEAR RENEWAL LEASE AGREEMENT WITH DESERT PACIFIC COUNCIL, BOY SCOUTS OF AMERICA, FOR A BOY SCOUT RECREATIONAL FACILITY AND RELATED ADMINISTRATIVE OFFICES ON APPROXIMATELY 15.61 ACRES OF BALBOA PARK AT 1207 UPAS STREET, AT AN INITIAL ANNUAL RENT OF \$1, WITH A 15-YEAR OPTION PROVIDED THAT THE BOY SCOUTS GIVE THE CITY WRITTEN NOTICE OF INTENTION TO EXTEND THE LEASE AND INCLUDE A NEW GENERAL DEVELOPMENT PLAN DESCRIBING THEIR CAPITOL INVESTMENTS FOR THE FOLLOWING 10-YEARS . Second by Wear. Passed by the following vote: Peters-yea, Wear-yea, Atkins-nay, Stevens-yea, Maienschein-yea, Frye-nay, Madaffer-yea, Inzunza-nay, Mayor Murphy-yea.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Mayor Murphy at 8:30 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: L090-093.)