



# MINUTES

## CITY COUNCIL REGULAR MEETING AND SPECIAL JOINT MEETING WITH THE ORANGE COUNTY GREAT PARK BOARD

Steven Choi  
Mayor

Jeffrey Lalloway  
Mayor Pro Tempore

Beth Krom  
Councilmember

Lynn Schott  
Councilmember

Christina Shea  
Councilmember

Christina Shea  
Chair

Steven Choi  
Vice Chair

Beth Krom  
Director

Jeffrey Lalloway  
Director

Lynn Schott  
Director

**October 13, 2015**  
**City Council Chamber**  
**One Civic Center Plaza**  
**Irvine, CA 92606**

### CALL TO ORDER

The regular meeting of the Irvine City Council was called to order at 5:00 p.m. on October 13, 2015 in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California; Mayor Choi presiding.

### ROLL CALL

Present:	4	Councilmember:	Beth Krom
		Councilmember:	Lynn Schott
		Councilmember:	Christina Shea
		Mayor:	Steven Choi

Absent:	1	Mayor Pro Tempore:	Jeffrey Lalloway
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### PLEDGE OF ALLEGIANCE

Mayor Choi led the Pledge of Allegiance.

## INVOCATION

Mayor Choi invited Pastor Graham McGuinness from Woodbridge Community Church in Irvine to provide the invocation.

## MUSICAL PRESENTATION

Mayor Choi introduced the Irvine School of Music Children's Choir, accompanied by Choir Director Christiana Franzetti and Pianist Sherry Chang, who performed "My Country 'Tis of Thee," and "The Lion Sleeps Tonight."

## 1. PRESENTATIONS

### **1.1 Proclaim October 23-31, 2015 as "Red Ribbon Week"**

Mayor Choi introduced Nancy Colocino and members of the Irvine Prevention Coalition, and presented a proclamation recognizing October 23-31, 2015 as "Red Ribbon Week."

### **1.2 Employee Recognition: 25 and 30 Years of Service**

City Manager Joyce recognized Karen De La Torre and Michael Frei for 25 years of service, and Ali Tahami and Eric Tolles for 30 years of service; and presented each with a Commendation.

## CITY MANAGER'S REPORT

City Manager Joyce noted that Consent Calendar Item No. 2.15 contemplated action that would have been taken earlier by the Great Park Board; however, since there was no formal action at the Great Park meeting, the minutes would reflect that the Great Park Board did consider the item and deferred any formal action.

## ANNOUNCEMENTS/COMMITTEE REPORTS/COUNCIL REPORTS

Councilmember Schott announced that the 34<sup>th</sup> Annual Thanksgiving Community Prayer Breakfast will be held on November 19 at 7:30 a.m. at the Irvine Marriot Hotel. Proceeds from the Prayer Breakfast benefit the Child Abuse Prevention Center. For information or to purchase tickets, visit [irvinechamber.com](http://irvinechamber.com) or call 949-262-3210.

Councilmember Krom announced that the Solar Decathlon 2015 continues at the Orange County Great Park on October 15-18 from 11 a.m. to 7 p.m. For information, visit [cityofirvine.org](http://cityofirvine.org) or [solardecathlon.gov](http://solardecathlon.gov).

Mayor Choi announced that the City of Irvine is seeking public input for its Parks and Facilities Master Plan, which sets a framework for the development of new parks and upgrades to existing parks over the next ten years. Members of the community are invited to a workshop on Thursday, October 29 at 6:30 p.m. at the Irvine Civic Center. For information, visit [cityofirvine.org](http://cityofirvine.org) or call 949-724-7338.

Mayor Choi also provided a brief report on his recent attendance at the League of California Cities Annual Conference in San Jose, and noted his upcoming absence at the next City Council meeting due to his trip to South Korea, where he will be attending the Southern California Association of Governments (SCAG), Overseas Koreans in Politics, and the United Nations Green Fund Conferences.

## **ADDITIONS AND DELETIONS**

There were no additions or deletions to the agenda.

## **2. CONSENT CALENDAR**

**ACTION:** Moved by Councilmember Shea, seconded by Councilmember Schott, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to approve Consent Calendar Item Nos. 2.1 through 2.17. Councilmember Krom abstained on Item No. 2.3.

City Manager Joyce noted that Consent Calendar Item No. 2.15 would reflect that the Orange County Great Park Board considered the item at its earlier meeting and deferred any formal action. See "City Manager's Report."

### **2.1 MINUTES**

**ACTION:**

- 1) Approved the minutes of a special meeting of the Irvine City Council held on September 8, 2015.
- 2) Approved the minutes of a special meeting of the Irvine City Council and special joint meeting with the City of Irvine as Successor Agency to the dissolved Irvine Redevelopment Agency held on September 22, 2015.
- 3) Approved the minutes of a regular meeting of the Irvine City Council held on September 22, 2015.

### **2.2 PROCLAMATIONS**

**ACTION:**

Proclaimed April 30, 2015 as "Arbor Day."

**2.3 WARRANT AND WIRE TRANSFER RESOLUTION**

**ACTION:**

Adopted RESOLUTION NO. 15-102 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

**2.4 WARRANT AND WIRE TRANSFER RESOLUTION - AT&T**

**ACTION:**

Adopted RESOLUTION NO. 15-103 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS OF AT&T AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

Councilmember Krom abstained.

**2.5 360° FUSION DENSITY BONUS HOUSING AGREEMENT**

**ACTION:**

Adopted RESOLUTION NO. 15-104 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, APPROVING THE DENSITY BONUS HOUSING AGREEMENT FOR 360° FUSION; FILED BY FUSION PROPERTY OWNER, LLC

**2.6 ELEMENTS PHASE I DENSITY BONUS HOUSING AGREEMENT**

**ACTION:**

Adopted RESOLUTION NO. 15-105 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, APPROVING THE DENSITY BONUS HOUSING AGREEMENT FOR ELEMENTS PHASE I; FILED BY CAMPOS VERDES, LLC, CAMPOS VERDES I, LLC

**2.7 AFFORDABLE HOUSING LAND TRANSFER AGREEMENT BY AND BETWEEN THE CITY OF IRVINE AND THE IRVINE COMMUNITY LAND TRUST**

**ACTION:**

- 1) Approved the Affordable Housing Land Transfer Agreement by and between the City of Irvine and the Irvine Community Land Trust.
- 2) Authorized the City Manager to execute the Affordable Housing Land Transfer Agreement and take all implementing actions necessary to transfer the property to the Irvine Community Land Trust.

**2.8 ACCEPTANCE OF GRANT FROM HOAG MEMORIAL HOSPITAL PRESBYTERIAN COMMUNITY BENEFIT PROGRAM**

**ACTION:**

- 1) Authorized the Director of Community Services to approve and accept an \$18,000 grant from the Hoag Memorial Hospital Presbyterian Community Benefit Program to support Senior Services program delivery at the Keen Center for Senior Resources through expansion of the City's care management database.
- 2) Approved a budget adjustment in the amount of \$18,000 for the Hoag Memorial Hospital Presbyterian Community Benefit Program grant.

**2.9 CONTRACT AWARDS FOR LANDSCAPE MAINTENANCE SERVICES**

**ACTION:**

Approved and authorized the Mayor to execute three separate landscape maintenance service contracts with Merchants Landscape Services, Inc. for annual not-to-exceed amounts as follows:

1. \$1,167,006 for landscape maintenance services in the Villages of Woodbridge and Westpark.
2. \$1,566,359 for landscape maintenance services in the Villages of El Camino and Northwood.
3. \$1,019,791 for landscape maintenance services in the Villages of Woodbury, Portola Springs, Stonegate, Cypress, Jeffrey Open Space Trail and Great Park Neighborhoods.

**2.10 ALTON PARKWAY MAINTENANCE AGREEMENT**

**ACTION:**

Approved and authorize the Mayor to execute a maintenance agreement with the County of Orange for roadway and landscape maintenance along Alton Parkway from Irvine Boulevard to Commercentre Drive.

**2.11 MEASURE M2 COMPREHENSIVE TRANSPORTATION FUNDING PROGRAM GRANT APPLICATIONS**

**ACTION:**

Adopted RESOLUTION NO. 15-106 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, APPROVING THE SUBMITTAL OF GRANT APPLICATIONS TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPREHENSIVE TRANSPORTATION FUNDING PROGRAM

**2.12 HARVARD LANDSCAPE REHABILITATION**

**ACTION:**

- 1) Approved the plans, specifications, and contract documents for Harvard Avenue Landscape Rehabilitation, Capital Improvement Project (CIP) 341504.
- 2) Approved the Engineer's Estimate, Construction Contingency, and Funding Summary.
- 3) Authorized staff to solicit competitive bids and award the construction contract to the lowest responsive bidder in accordance with the City's financial policies and purchasing procedures.

**2.13 FREEWAY AGREEMENTS WITH THE STATE OF CALIFORNIA (CALTRANS)**

**ACTION:**

- 1) Adopted RESOLUTION NO. 15-107 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE FREEWAY AGREEMENTS WITH THE STATE OF CALIFORNIA
- 2) Adopted RESOLUTION NO. 15-108 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE A FREEWAY MAINTENANCE AGREEMENT WITH THE STATE OF CALIFORNIA FOR INTERSTATE 5 IN THE CITY OF IRVINE
- 3) Adopted RESOLUTION NO. 15-109 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE A FREEWAY MAINTENANCE AGREEMENT WITH THE STATE OF CALIFORNIA FOR STATE ROUTE 133 IN THE CITY OF IRVINE

**2.14 MARINE WAY AND RIDGE VALLEY RIGHT-OF-WAY AGREEMENT**

**ACTION:**

Approved and authorized the Mayor to execute the Marine Way Entry Permit Supplement Agreement with Heritage Fields El Toro, LLC and The Irvine Company for the realignment and construction of Marine Way and Ridge Valley in Planning Areas 40 and 51, and any implementing documents necessary to effectuate said agreement.

**2.15 APPLICATION AND \$4 MILLION COST SHARING CONSIDERATION FOR THE U.S. DEPARTMENT OF ENERGY SOLAR DECATHLON 2017-2019**

By consensus of those members present (Director Lalloway absent), the Board directed the Mayor to send a letter to the Department of Energy expressing the City's appreciation for the opportunity to host the Solar Decathlon 2013 and 2015 events. No other formal action was taken. See "City Manager's Report."

**2.16 SECOND READING AND ADOPTION OF ORDINANCE NO. 15-09 GRANTING A FRANCHISE TO WICKLAND PIPELINES LLC TO CONSTRUCT, MAINTAIN AND OPERATE A JET FUEL PIPELINE WITHIN THE CITY LIMITS**

**ACTION:**

Read by title only, second reading and adoption of ORDINANCE NO. 15-09 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, GRANTING A FRANCHISE TO WICKLAND PIPELINES LLC TO CONSTRUCT, MAINTAIN AND OPERATE A JET FUEL PIPELINE WITHIN CERTAIN PUBLIC ROADS, STREETS AND WAYS OF THE CITY OF IRVINE, CALIFORNIA

(Unless otherwise directed by a member of the City Council, the vote at second reading will reflect the same vote as at first reading. However, if a Councilmember was absent at first reading, his or her vote cast at second reading will be reflected. If a Councilmember is not present at the second reading/adoption, the vote will be reflected as absent.)

Approved 4-0 (Mayor Pro Tempore Lalloway absent)

**2.17 COMMUNITY PARTNERSHIP FUND GRANT NOMINATIONS**

**ACTION:**

- 1) Approved Mayor Choi's request for Community Partnership Fund Grant nomination to Crime Survivors in the amount of \$500 in support of program costs.
- 2) Approved Councilmember Shea's request for Community Partnership Fund Grant nominations to Alderwood Elementary School in the amount of \$250 and Crime Survivors in the amount of \$250 in support of program costs.
- 3) Authorized the City Manager to prepare and sign funding agreements listed in Actions 1 and 2.

Following adoption of the Consent Calendar, Mayor Choi reordered the agenda so that the Council Business Item Nos. 5.2 and 5.1 would precede Public Hearing Item No. 3.1.

### 3. PUBLIC HEARINGS

#### 3.1 **DESIGNATION OF COMMUNITY FACILITIES DISTRICT NO. 2013-3 IMPROVEMENT AREA NO. 8**

Valaya Chitchakkol, Finance Administrator, presented the staff report.

Mayor Choi opened the public hearing at 6:15 p.m. There were no requests to speak.

**ACTION: Moved by Councilmember Schott, seconded by Councilmember Shea, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to close the public hearing at 6:16 p.m.**

There was no City Council discussion.

Prior to Mayor Choi calling for a motion, City Clerk McLaughlin explained the procedural process for consideration of the recommended actions.

**ACTION: Moved by Councilmember Shea, seconded by Councilmember Schott, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to approve Recommended Action Item Nos. 5 through 7 as follows:**

- 5) Adopt RESOLUTION NO. 15-110 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AS THE LEGISLATIVE BODY OF CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), DESIGNATING IMPROVEMENT AREA NO. 8 OF CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK) AND AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID IMPROVEMENT AREA

- 6) Adopt RESOLUTION NO. 15-111 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AS THE LEGISLATIVE BODY OF CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS WITHIN IMPROVEMENT AREA NO. 8 OF THE CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK) AND SUBMITTING A PROPOSITION TO THE QUALIFIED ELECTORS THEREOF
- 7) Adopt RESOLUTION NO. 15-112 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AS THE LEGISLATIVE BODY OF CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), CALLING A SPECIAL ELECTION FOR THE PURPOSE OF APPROVING A SPECIAL TAX IN IMPROVEMENT AREA NO. 8 OF THE CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), THE ISSUANCE OF BONDS BY SAID IMPROVEMENT AREA OF THE DISTRICT AND ESTABLISHMENT OF AN APPROPRIATIONS LIMIT

Following approval of Recommended Action Item Nos. 5 through 7 above, City Clerk McLaughlin opened the ballot and read the election results from property owner Heritage Fields representing Improvement Area No. 8, which reflected 68 votes attributed to the ballot. She noted that the ballot reflecting all votes were cast in the affirmative.

**ACTION: Moved by Councilmember Schott, seconded by Councilmember Shea, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to approve Recommended Action Item No. 9 as follows:**

- 9) Adopt RESOLUTION NO. 15-113 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AS THE LEGISLATIVE BODY OF CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), DECLARING THE RESULTS OF A SPECIAL ELECTION HELD IN IMPROVEMENT AREA NO. 8 OF THE CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK) AND DIRECTING RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Following approval of Recommended Action No. 9 above, City Clerk McLaughlin noted the introduction of the proposed Ordinance and read the title into the record, reflected in Recommended Action Item No. 10.

**ACTION: Moved by Councilmember Schott, seconded by Councilmember Shea, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to adopt Recommend Action Item No. 10 as follows:**

- 10) Introduce for first reading and read by title only – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF THE CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK), LEVYING SPECIAL TAXES WITHIN IMPROVEMENT AREA NO. 8 OF THE CITY OF IRVINE COMMUNITY FACILITIES DISTRICT NO. 2013-3 (GREAT PARK)

### **RECESS THE REGULAR CITY COUNCIL MEETING**

Mayor Choi recessed the regular City Council meeting at 6:36 p.m.

### **CONVENE TO THE SPECIAL JOINT MEETING WITH THE ORANGE COUNTY GREAT PARK BOARD**

Mayor/Vice Chair Choi convened to the special joint meeting with the Orange County Great Park Board at 6:37 p.m. and noted for the record that all Councilmembers/Directors, including Chair Shea, were present with the exception of Mayor Pro Tempore/Director Lalloway, who was absent.

## **4. CITY COUNCIL / BOARD BUSINESS**

### **4.1 RESPONSE TO ORANGE COUNTY GRAND JURY REPORT ""IRVINE" GREAT PARK: A LEGACY OF HUBRIS?"**

City Manager Joyce presented the staff report and responded to questions, noting that the draft response to the Orange County Grand Jury included fourteen findings and eight recommendations.

Donald Wagner, California Assembly Member, and Dick Ackerman, former State Senator and Irvine resident, spoke in support of the Orange County Great Park audit.

Steve Greenberg, Irvine resident, spoke in support of the Orange County Great Park Audit and maintaining the Great Park Board. He also noted his First Amendment rights to express his opinion about the Irvine Community News and Views.

Alan Meyerson spoke in opposition to the Orange County Great Park audit.

Ilya Tseglin and Robert Tseglin reiterated continued legal issues concerning the Orange County Superior Court and their autistic family member.

City Council/Board discussion included: public announcement of a Grand Jury Report (Report) ahead of its release; intended purpose of Measure V; noted certain findings and recommendations in the Report; concern with the perspective of the Report; historical review of the Great Park and defeat of the proposed international airport at the former El Toro Marine Corps Air Station at El Toro (El Toro); provided a timeline of the Great Park audit; noted concerns related to the elimination of the Orange County Great Park Board of Directors (Board) and reasons why it should remain intact; reviewed process and scope of the Report; requested clarification of response in Finding 5 (F5) regarding transparency of the Great Park project and Finding 4 (F4) regarding operational activities under the City Manager; concern that inaccurate history of the Great Park project was reflected in the Report and how the City conducts its business; implosion of the housing market and Lennar/FivePoint Communities' delay in residential development; loss of redevelopment funding and its impact on Great Park development; concern that the developer might seek approval for additional homes in exchange for assuming more responsibility for additional development of the Great Park; noted parallel structures were currently in place and streamlining processes under one governing structure would be advantageous if the Board was dissolved; potential liability issues if the Corporation was dissolved; adding additional members to the Board to add a layer of oversight and help further reduce liability concerns; golf course and other venues with banquet rooms seeking liquor licenses and the requirement that such licenses must be approved by an independent corporation; and absence of liability concerns in the staff report.

City Attorney Litfin noted that the pros and cons of dissolving the Corporation should be analyzed by his office, which would include the identification of any potential liability issues/concerns that could arise if the Board was dissolved.

**ACTION:** Moved by Councilmember/Director Schott, seconded by Mayor/Vice Chair Choi, to:

Direct staff to agendize for discussion recommendations concerning the dissolution of the Great Park Board to a date certain that is agreeable to the City Attorney.

Additional discussion included: operational control by the former Chairman of the Board; recent streamlining of the Board and reduction of Board Directors from nine to five members and integrating Great Park staff into City departments; noted original intent of forming the Board was to protect against liability issues and concerns; revising language in Finding No. 14 (F14) and Recommendation No. 2 (R2) to note that further analysis was necessary with respect to the dissolution of the Great Park Board; clarification of Finding No. 11 (F11) regarding amount of funds spent on public relations and lobbying, and why the draft response reflected partial agreement as opposed to full agreement; and revising the response to F11 to indicate full agreement to the finding while reiterating the philosophy of the former Board and City Council.

Councilmember Krom left the meeting at 7:51 p.m.

**ACTION:** A substitute motion was made by Councilmember/Chair Shea, seconded by Mayor/Vice Chair Choi, and unanimously carried by those members present (Mayor Pro Tempore/Director Lalloway and Councilmember/Director Krom absent) to\*:

- 1) Clarify and revise the response in Finding No. 11 (F11) as suggested.
- 2) Determine that relative to Finding No. 14 (F14) and Recommendation No. 2 (R2) that further analysis is necessary, and to be completed and provided to the Orange County Grand Jury within the required six month timeframe from the release of the report.
- 3) Adopt all other proposed findings and recommendations, and approve for Mayor's signature, the draft response to the 2014-15 Orange County Grand Jury report entitled, "'Irvine' Great Park: A Legacy of Hubris."

\*The substitute motion carried and takes precedence over the main motion; therefore, a vote was not taken on the main motion.

## **PUBLIC COMMENT - GREAT PARK BOARD**

There were no public comments.

## **ADJOURNMENT - SPECIAL JOINT MEETING WITH THE ORANGE COUNTY GREAT PARK BOARD**

By consensus of those members present (Mayor Pro Tempore/Director Lalloway and Councilmember/Director Krom absent), the special joint meeting with the Orange County Great Park Board was adjourned at 8:08 p.m.

## RECONVENE TO THE REGULAR CITY COUNCIL MEETING

Mayor Choi reconvened the regular City Council meeting at 8:09 p.m.

### 5. COUNCIL BUSINESS

#### 5.1 *BOND ISSUANCE FOR REASSESSMENT DISTRICT NO. 04-20*

Valaya Chitchakkol, Finance Administrator, presented the staff report and responded to questions. Paul Pender, representing Fieldman Rolapp and Associates, was also available for questions.

There was no City Council discussion.

**ACTION: Moved by Councilmember Schott, seconded by Councilmember Shea, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to:**

Adopt RESOLUTION NO. 15-114 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE, CALIFORNIA, AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$21,485,000 AGGREGATE PRINCIPAL AMOUNT OF CITY OF IRVINE REASSESSMENT DISTRICT NO. 04-20 LIMITED OBLIGATION IMPROVEMENT BONDS, GROUP FIVE, APPROVING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL INDENTURE AND A BOND PURCHASE AGREEMENT

#### 5.2 *IRVINE STATION VACANT SPACE UC REGENTS LEASE PROPOSAL*

Shohreh Dupris, Deputy Director of Public Works, presented the staff report and responded to questions. Director of Public Works Gomez was also available for questions.

Bob Rude, Assistant Dean, Osher Lifelong Learning Institute of the University of California, Irvine (OLLI/UCI), and Pat Linehan, President, OLLI/UCI, spoke in support of the lease proposal.

City Council discussion included: location and lease terms for OLLI/UCI's existing space at the Woodbridge Village Center; ongoing market rate in the vicinity excluding tenant improvements; noted that the recent recession impacted interest in leasing space at the Irvine Station; review of financial implications related to the use of real estate professionals; noted the opportunity to work collaboratively with OLLI and UCI; potential for creating a hub space for commuters; and importance of completing retail space improvements at the Irvine Station.

**ACTION: Moved by Councilmember Shea, seconded by Councilmember Krom, and unanimously carried by those members present (Mayor Pro Tempore Lalloway absent) to:**

- 1) Approve and authorize the Mayor to execute the proposed Lease Agreement with the UC Regents and approve a corresponding budget adjustment to:
  - a. Establish a new Capital Improvement Project with a budget amount of \$587,000 for the construction of tenant improvements at the Irvine Parking Structure as contemplated in the proposed lease.
  - b. Accept \$390,823 from the UC Regents as prepaid rent to be used by the City towards the cost of the lease improvements.
  - c. Appropriate funds in the amount of \$196,177 from the City unallocated System Development Charge (Non-Circulation) fund balance to allocate the remaining funds required to complete the lease improvements.
- 2) Approve improvement to adjacent space unrelated to the subject lease and a corresponding budget adjustment appropriating funds in the amount of \$120,000 from the City unallocated System Development Charge (Non-Circulation) fund balance for shell space improvements to complete site improvements now for future use.

### **5.3 PARKS AND PARK FACILITIES MASTER PLAN UPDATE**

City Manager Joyce noted that this item was an update from staff regarding the Parks and Park Facilities Master Plan (Master Plan) and that no City Council action was necessary other than to receive and file.

Following City Manager introductions, Director of Community Development Emery requested that Darlene Nicandro, Principal Planner, and Barry Curtis, Manager of Planning Services, present the staff report.

City Council discussion included: length of time since the last thorough review of the City's park system; location and size of the future Gateway Park; prior decision by the City Council requesting that developers dedicate land and build community parks; suggested including less amenities and more open space in future parks and using the cost savings to rehabilitate older community parks and park facilities; why California Environmental Quality Act (CEQA) review was required; whether public

safety personnel for security purposes should be included in the Master Plan; and whether the Orange County Great Park was included under the Master Plan.

Assistant City Manager Tolles noted that the Great Park was not included in the scope of the Master Plan, which would be reviewed by an outside consultant. He further noted that a Request for Proposals was underway to secure an outside consultant for that specific purpose.

City Manager Joyce noted that staff was in the process of gathering information for the City Council that would assist the City Council making eventual policy decisions.

**By consensus of the members present** (Mayor Pro Tempore Lalloway and Councilmember Krom absent), the City Council received and filed the staff report and presentation.

**PUBLIC COMMENT - CITY COUNCIL**

Alan Meyerson, Irvine resident, spoke on phone messages received by the Irvine Community News and Views editor regarding its content.

Mary Edmondson, Irvine resident, submitted and read into the record correspondence written by the Publisher and Editor of the Irvine Community News and Views to the Irvine City Council regarding attempts by an individual to remove copies of the publication.

Ilya Tseglin and Robert Tseglin spoke about continued legal issues related to an autistic family member.

A gentleman identifying himself as a "U.S. Citizen" spoke on behalf of the Tseglin family and also noted their continued legal issues related to an autistic family member.

**ADJOURNMENT**

**Moved by Councilmember Shea, seconded by Mayor Choi, and unanimously carried by those members present (Mayor Pro Tempore Lalloway and Councilmember Krom absent) to adjourn the meeting at 8:34 p.m.**

  
MAYOR OF THE CITY OF IRVINE

  
CITY CLERK OF THE CITY OF IRVINE

October 27, 2015