



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 10, 2022

4:00 PM - Closed Session - Cancelled

5:00 PM - Regular Session

Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR CITY COUNCIL MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

MAYOR

Paul McNamara

DEPUTY MAYOR

Tina Inscoe (District 2)

COUNCILMEMBERS

Consuelo Martinez (District 1)

Joe Garcia (District 3)

Michael Morasco (District 4)

CITY MANAGER

Sean McGlynn

CITY ATTORNEY

Michael McGuinness

CITY CLERK

Zack Beck

HOW TO WATCH

The City of Escondido provides three ways to watch a City Council meeting:

In Person



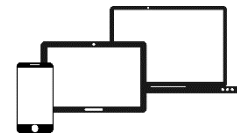
201 N. Broadway

On TV



Cox Cable Channel 19 and U-verse Channel 99

Online



www.escondido.org



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HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the City Council during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, AUGUST 10, 2022

MOMENT OF REFLECTION

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FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Garcia, Inscoc, Martinez, Morasco, McNamara

PRESENTATIONS

Clean Energy Alliance Update

Economic Development Data Dashboard Overview

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

- 1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) –**
- 2. APPROVAL OF MINUTES: Regular meetings of July 13, 2022 and July 20, 2022 and Special meeting of July 27, 2022.**

- 3. APPROVAL OF WARRANT REGISTER (COUNCIL) –**

Request approval for City Council and Housing Successor Agency warrant numbers:

365164 – 365460 dated July 20, 2022

365461 – 365643 dated July 27, 2022

Staff Recommendation: Approval (Finance Department: Christina Holmes)



CITY of ESCONDIDO

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WEDNESDAY, AUGUST 10, 2022

4. FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT AWARD AND BUDGET ADJUSTMENT -

Request the City Council to accept a Firehouse Subs Public Safety Foundation Grant Award in the amount of \$16,147.42 to purchase two Bullard QXT Thermal Imaging Cameras with Truck Mounts. It is also requested that Council authorize the Fire Chief or his designee to execute, on behalf of the City, all documents required for the management of this grant and that Council authorize the necessary budget adjustment to establish a new project number to track these grant funds.

Staff Recommendation: Approval (Fire: Rick Vogt, Fire Chief)

Presenter: John Tenger, Deputy Fire Chief

5. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2022 -

Request the City Council approve the Quarterly Investment Report for the quarter ended June 30, 2022.

Staff Recommendation: Approve (Douglas Shultz, City Treasurer)

6. ESTABLISHING THE PROPERTY TAX RATE AND FIXED CHARGE ASSESSMENTS FOR GENERAL OBLIGATION BONDED INDEBTEDNESS -

It is requested that the City Council adopt Resolution No. 2022-112 to establish the property tax rate and fixed charge assessments for bonded indebtedness for Fiscal Year 2022/23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Michelle Collett, Revenue Manager

Resolution No. 2022-112

7. REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

Request the City Council adopt Resolution No. 2022-117 by making the requisite findings and permit the City Council and its standing committees the flexibility to use modified Brown Act procedures for teleconferencing into meetings during this emergency period.

Staff Recommendation: Approval (Michael R. McGuinness, City Attorney and Zack Beck, City Clerk)

Presenter: Michael R. McGuinness, City Attorney

a. Resolution No. 2022-117

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

8. SHORT-FORM RENT INCREASE APPLICATION FOR CAREFREE RANCH MOBILEHOME PARK (FILE NO. 0697-20-10306)



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COUNCIL MEETING AGENDA

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Request the City Council review Carefree Ranch Mobilehome Park short-form application and if desired, adopt the Rent Review Board Resolution No. RRB 2022-103.

Staff Recommendation: Consider the short-form rent increase application submitted by Carefree Ranch Mobilehome Park and if approved, adopt Rent Review Board Resolution No. RRB 2022-103 (City Manager Office: Robert Van De Hey)

Presenter: Holly Nelson, Housing and Neighborhood Services Manager

- a. Resolution No. RRB 2022-103

CURRENT BUSINESS

9. REDUCTION and RETENTION OF SPEED LIMITS AND ESTABLISHMENT OF BUSINESS ACTIVITY DISTRICT FOR GRAND AVENUE

Request the City Council adopt Resolution No. 2022-113 amending the traffic schedule for the speed zone at two locations; introduce Ordinance No. 2022-10 retaining the posted speed limits on seven (7) street segments; and introduce Ordinance No. 2022-12 determining Grand Avenue from Centre City Parkway to South Juniper Street to be a Business Activity District and declare a prima facie speed limit of 25 MPH.

Staff Recommendation: Approval (Development Services: Julie Procopio, City Engineer)

Presenter: Eddmond Alberto, City Traffic Engineer

- a. Resolution 2022-113
- b. Ordinance 2022-10
- b. Ordinance 2022-12

10. CITY TREASURER COMPENSATION AND VACANCY STANDARDIZATION BALLOT MEASURE

Request the City Council consider and take preferred action.

Staff Recommendation: None

Presenter: Gary McCarthy, Assistant City Attorney

- a. Resolution No. 2022-114
- b. Ordinance No. 2022-19

11. TERM LIMITS BALLOT MEASURE FOR ALL ELECTED OFFICES IN THE CITY OF ESCONDIDO

Request the City Council consider and introduce Ordinance No. 2022-20 and adopt Resolution No. 2022-115 to place a ballot measure to set term limits for all elected offices in the City of Escondido on the November 8, 2022, consolidated general election.

Staff Recommendation: None



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

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Presenters: Gary McCarthy, Assistant City Attorney

- a. Ordinance No. 2022-20
- b. Resolution No. 2022-115

FUTURE AGENDA

12. FUTURE AGENDA

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, www.escondido.org.

ORAL COMMUNICATIONS

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ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, August, 17, 2022 4:00 & 5:00 PM Regular Meeting, *Council Chambers*
Wednesday, August, 24, 2022 4:00 & 5:00 PM Regular Meeting, *Council Chambers*

SUCCESSOR AGENCY

Members of the Escondido City Council also sit as the Successor Agency to the Community Development Commission, Escondido Joint Powers Financing Authority, and the Mobilehome Rent Review Board.



A F F I D A V I T S
OF
I T E M
P O S T I N G - N O N E



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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FLAG SALUTE

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CALL TO ORDER

Roll Call: Garcia, Martinez, Morasco, Inscoc, McNamara

PRESENTATIONS

ORAL COMMUNICATIONS

Sam Abed – Expressed appreciation to City Staff for their professionalism on the various development projects he has been working on in Escondido. Mr. Abed also expressed concern regarding a controversial piece at the recent art exhibit at the California Center for the Arts and requested that the City Council defund the California Center for the Arts.

CONSENT CALENDAR

Motion: Morasco; Second: Martinez; Approved: 5-0

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) -**
2. **APPROVAL OF WARRANT REGISTER (COUNCIL) -**
Request the City Council approve the City Council and Housing Successor Agency warrant numbers:

364185 – 364196 dated June 9, 2022

364197 – 364422 dated June 15, 2022



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COUNCIL MEETING MINUTES

364423 – 364645 dated June 22, 2022

364646 – 364817 dated June 29, 2022

Staff Recommendation: Approval (Finance Department: Christina Holmes)

- 3. **APPROVAL OF MINUTES: Regular meetings of June 15, 2022 and June 22, 2022, and Special Meeting of June 27, 2022.**

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

- 4. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE DEPUTY CITY MANAGER TO EXECUTE CDBG, HOME, AND ESG CONTRACTS, INCLUDING THOSE INVOLVING NON-SUBSTANTIAL CHANGES –**

Approved on June 15, 2022 with a vote of 4/0 (Inscoe- Absent)

- a. Ordinance No. 2022-11 (Second Reading and Adoption)

- 5. **REVIEW AND CONSIDERATION OF REVENUE MEASURE SURVEY RESULTS AND DIRECTION TO STAFF -**

Request the City Council review and consider the results of the May 2022 community survey and provide

Staff Recommendation: Provide Direction

Presenters: Tim McLarney, True North Research

Mark Skarovich – Expressed support for the Council placing a Revenue Measure on the November 8, 2022 Ballot.

City Council directed staff to return with ballot language options at a future Council Meeting.

- 6. **DESIGNATION OF VOTING DELEGATE – LEAGUE OF CALIFORNIA CITIES CONFERENCE -**

Request the City Council designate the Voting Delegate and up to two alternates for the League of California Cities Annual Conference in Long Beach, California on September 7-9, 2022.

Staff Recommendation: Approval (City Clerk’s Office: Zack Beck)



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COUNCIL MEETING MINUTES

Motion to designate Councilmember Martinez as voting delegate and Councilmember Garcia as alternate: Morasco; Second: McNamara; Approved: 5-0

FUTURE AGENDA

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Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

Garcia: Met with the Escondido Chamber of Commerce.

Martinez: Attended a San Diego County Water Authority meeting.

Inscoc: Attended a Regional Solid Waste Authority meeting. Met with the Escondido Chamber of Commerce.

Morasco: Thanked City Staff for getting the City Hall Fountain back in order.

McNamara: San Diego Airport Board is hosting a meeting on July 26 5-6:30 p.m at the East Valley Community Center to be a concessionaire at the new Terminal 1 at the Airport.

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, www.escondido.org.

ORAL COMMUNICATIONS

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 6:31 p.m.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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CALL TO ORDER

Roll Call: Garcia, Inscoe, Martinez, Morasco, McNamara

ORAL COMMUNICATIONS

Kevin Stevenson – Expressed opposition to Congressional candidate David Chiddick.

CONSENT CALENDAR

Motion to approve all Consent Items except items 10 and 16: Martinez; Second: Inscoe; Approved: 5-0

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) -**
2. **APPROVAL OF WARRANT REGISTER (COUNCIL) -**
Request approval for City Council and Housing Successor Agency warrant numbers 364818 – 364989 dated July 6, 2022.

Staff Recommendation: Approval (Finance Department: Christina Holmes)
3. **APPROVAL OF MINUTES:** None
4. **AMENDMENT TO EXHIBIT B OF THE 2003 AGREEMENT RELATING TO SUPPLEMENTAL WATER AMONG THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, THE SAN LUIS REY SETTLEMENT PARTIES, AND THE UNITED STATES -**
Request the City Council adopt Resolution No. 2022-102 authorizing the Mayor to execute, on behalf of the City of Escondido, a letter amending Exhibit B of the 2003 Agreement Relating to



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Supplemental Water Among The Metropolitan Water District of Southern California, the San Luis Rey Settlement Parties, and the United States (“MWD Exchange Agreement”).

Staff Recommendation: Approval (Utilities: Christopher W. McKinney)

Presenter: Christopher W. McKinney, Deputy City Manager/Director of Utilities

Resolution 2022-102

5. AUTHORIZATION TO PROCESS A TEXT AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION OF PLANNED OFFICE (PO) TO EVALUATE EXPANSION OF ALLOWABLE USES INCLUDING FOR EDUCATIONAL FACILITIES -

Request the City Council authorize the processing of a text amendment to the General Plan Land Use and Community Form Chapter to evaluate expansion of allowable uses, including for education facilities, in the Planned Office (PO) land use designation.

Staff Recommendation: Approval (Development Services Department: Julie Procopio, Interim Director of Development Services)

Presenter: Ivan Flores, Associate Planner

6. FOURTH AMENDMENT TO THE PUBLIC SERVICES AGREEMENT WITH STEVEN SMITH LANDSCAPE, INC. FOR LANDSCAPE MAINTENANCE SERVICES FOR THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT -

Request the City Council adopt Resolution Number 2022-72, authorizing the Mayor to execute a Fourth Amendment to the Public Services Agreement (“PSA”), exercising the option period three (3) for Landscape Maintenance Services for the City of Escondido Landscape Maintenance District (“LMD”) (“Attachment 1”), extending the Agreement through June 30, 2023.

Staff Recommendation: Approval and File (Engineering Services, Julie Procopio)

Resolution No. 2022-72

7. FINAL MAPS UNDER CONSIDERATION FOR APPROVAL -

The following Final Maps have been filed for approval by the City Engineer in accordance with Ordinance 2022-02: Tract PL21-0056 on La Lomita Drive.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

8. SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2000-01 (HIDDEN TRAILS) -

Request the City Council adopt Resolution 2022-86, setting the Special Tax Levy for Community Facilities District No. 2000-01 (Hidden Trails) (the “District”) for Fiscal Year 2022-23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-86

9. SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2006-01 (EUREKA RANCH) -

Request the City Council adopt Resolution 2022-85, setting the Special Tax Levy for Community Facilities District No. 2006-01 (Eureka Ranch) (the “District”) for Fiscal Year 2022-23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-85

10. SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2020-1 (Public Services) -

Request the City Council adopt Resolution 2022-87, setting the Special Tax Levy for Community Facilities District No. 2020-1 (“Public Services CFD”) for Fiscal Year 2022/23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-87

Motion: Martinez; Second: McNamara; Approved: 4-1 (Morasco – No)

11. SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2020-2 (The Villages) -

Request the City Council adopt Resolution 2022-88, setting the Special Tax Levy for Community Facilities District No. 2020-2 (The Villages) (The “District”) for Fiscal Year 2022/23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Resolution 2022-88

12. OUT-OF-AGENCY SERVICE AGREEMENT FOR 2314 Felicita Avenue–PL 22-0196 -

Request the City Council adopt Resolution No. 2022-90, making application to the San Diego County Local Agency Formation Commission (“LAFCO”) for an out-of-agency service agreement and authorizing the Mayor to execute said agreement, and establishing a pre-zoning designation of RE-20, for a property located at 2314 Felicita Avenue (APN 238-320-01-00).

Staff Recommendation: Approval (Development Services Department: Julie Procopio)

Presenter: Ivan Flores, Associate Planner

Resolution No. 2022-90

13. CHANGE ORDERS AND AMENDMENT FOR THE SAN PASQUAL UNDERGROUNDING PROJECT -

Request the City Council adopt Resolution No. 2022-100, authorizing change orders to the Public Improvement Agreement with Sukut Construction, LLC, in the amount of \$7,949,581.24 for the San Pasqual Undergrounding Project (“Project”); and adopt Resolution No. 2022-101, authorizing a Second Amendment to the Consulting Agreement with Arcadis U.S. Inc., in the amount of \$569,797.00 for the Project.

Staff Recommendation: Approval (Utilities: Christopher W. McKinney, Deputy City Manager/Director of Utilities)

Presenter: Angela Morrow, Deputy Director of Utilities

Resolution No. 2022-100

Resolution No. 2022-101

14. BODY WORN CAMERAS AND CONDUCTED ENERGY WEAPONS PURCHASE -

Request the City Council adopt Resolution No. 2022-95 authorizing the Mayor to sign a five-year agreement to purchase Body Worn Cameras and Conducted Energy Weapons through a Sole Source purchase with Axon Enterprises, Inc. to provide the hardware, software, licenses, training and service.

Staff Recommendation: Approval (Police Department: David Cramer, Interim Chief)

Presenter: David Cramer, Interim Chief

Resolution No. 2022-95



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

15. FY2022 CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES) HIGH FREQUENCY COMMUNICATIONS \$55,516 GRANT ACCEPTANCE AND BUDGET ADJUSTMENT -

Request the City Council authorize the Escondido Fire Department to accept FY 2022 Cal OES Grant funds in the amount of \$55,516 to purchase and install a High Frequency radio in the City's Emergency Operations Center; authorize the Fire Chief or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds.

Staff Recommendation: Approval (Fire: Rick Vogt)

Presenter: Jeff Murdock

16. AWARD PURCHASE OF FUELS FOR FISCAL YEAR 2023 -

Request the City Council adopt Resolution No. 2022-67, approving the purchase of unleaded gasoline and diesel fuel from SC Fuels, Inc. in the amount of \$1,200,000 utilizing a 5-year Cooperative Purchase Agreement between the City of San Diego and SC Fuels, RFP No. 10089315-18-K, pursuant to Escondido Municipal Code Chapter 10, Article 5, Section 10-91.

Staff Recommendation: Approval (Public Works, Fleet Services: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Superintendent

Resolution No. 2022-67

Carlos Schwab III – Expressed opposition to this item.

Motion: Morasco; Second: Garcia; Approved: 5-0

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

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CURRENT BUSINESS

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

Garcia – Informed the public of a Federal Government program for internet services.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Martinez – Attended a Council of Water Utilities Meeting.

Morasco – Attended a Revenue Measure Subcommittee Meeting.

Inscoe - Attended a San Dieguito River Park JPA Meeting.

McNamara – Attended a Revenue Measure Subcommittee Meeting and a Community Advisory Group meeting on Homelessness.

FUTURE AGENDA

17. FUTURE AGENDA

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Staff Recommendation: None (City Clerk's Office: Zack Beck)

CITY MANAGER’S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City’s website, www.escondido.org.

ORAL COMMUNICATIONS

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 5:15 p.m.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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FLAG SALUTE

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CALL TO ORDER

Roll Call: Garcia, Inscoc, Martinez, Morasco, McNamara

ORAL COMMUNICATIONS

Rick Paul –

CONSENT CALENDAR

Motion to approve all Consent Calendar Items: Morasco; Second: Martinez; Approved: 5-0

1. **AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB) -**
2. **APPROVAL OF WARRANT REGISTER (COUNCIL)**

Request approval for City Council and Housing Successor Agency warrant numbers 364990 – 365163 dated July 13, 2022.

Staff Recommendation: Approval (Finance Department: Christina Holmes)

3. **APPROVAL OF MINUTES: None**
4. **AMENDMENT TO ESCONDIDO FIRE ASSOCIATION MEMORANDUM OF UNDERSTANDING TO INITIATE PARTICIPATION IN THE CALIFORNIA FIREFIGHTERS BENEFIT TRUST AND A CHANGE TO THE CITY'S MANAGEMENT AND UNCLASSIFIED SALARY AND BENEFITS PLAN 2021-2022**



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

Request the City Council (1) adopt Resolution 2022-96, authorizing the City's negotiating team to execute a First Amendment to The Memorandum of Understanding Between Representatives of the Escondido Firefighters' Association – Safety Personnel – Non-Safety Personnel, and The City of Escondido, January 1, 2021 – December 31, 2022; and (2) adopt Resolution 2022-97, authorizing the City Manager to modify the Management and Unclassified Salary and Benefits Plan 2021-2022 to mandate continued contributions to the Retiree Medical Trust used by the Escondido Firefighters' Association for Employees Promoted to Fire Management positions.

Staff Recommendation: Approval (Human Resources: Jessica Perpetua, Director of Human Resources)

Presenter: Jessica Perpetua, Director of Human Resources

5. **PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC TO PROVIDE EMERGENCY MEDICAL SERVICES (EMS) BILLING SERVICES**

Request the City Council adopt Resolution No. 2022-105, authorizing the Mayor to execute a Professional Services Agreement with Wittman Enterprises, LLC to provide billing and collection services for ambulance transport and related services operated by the City of Escondido Fire Department.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-105

6. **AWARD OF AUDITING SERVICES CONTRACT**

Request the City Council adopt Resolution No. 2022-104, authorizing the Mayor to execute a Public Services Agreement with CliftonLarsonAllen LLP for audit services for fiscal years 2022 through 2026, with an option to extend up to an additional two years.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-104

7. **SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2022-1 (ECLIPSE/MOUNTAIN HOUSE)**

Request the City Council adopt Resolution 2022-106, setting the Special Tax Levy for Community Facilities District No. 2022-1(Eclipse/Mountain House) (the "District") for Fiscal Year 2022-23



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Motion: Martinez; Second: Garcia; Approved: 5-0

Presenter: Christina Holmes, Director of Finance

Resolution No. 2022-106

8. REQUEST TO INITIATE AN ANNEXATION FOR A 5.09 ACRE PARCEL LOCATED ON THE SOUTHWEST CORNER OF N. ASH STREET AND STANLEY AVENUE (APN: 224-130-10-00) (PLANNING CASE NO. PL22-0154)

It is requested that the City Council review and receive the request to initiate an annexation, and authorize the filing of an application for a 5.09 parcel on the southwest corner of Stanley Avenue and Ash Street (APN 224-130-10-00).

Staff Recommendation: Approval (Interim Director of Development Services: Julie Procopio)

Presenter: Ivan Flores, Associate Planner

9. BID AWARD FOR THE GRAPE DAY PARK MASTER PLAN AND AQUATIC CENTER DESIGN

Request the City Council adopt Resolution No. 2022-111, authorizing the Mayor, on behalf of the City, to execute a Consulting Agreement with LPA, Inc. in the amount of \$1,040,400, for the completion of a Grape Day Park Master Plan and design of an Aquatic Center ("Project") on Woodward Avenue.

Staff Recommendation: Approval (Communications and Community Services: Joanna Axelrod)

Presenter: Danielle Lopez, Assistant Director of Community Services

a. Resolution No. 2022-111

Item moved to a future Council Meeting.

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

CURRENT BUSINESS



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

10. CONSIDERATION OF RESOLUTION AND ORDINANCE PLACING THE ESCONDIDO PUBLIC SAFETY AND ESSENTIAL SERVICES REVENUE MEASURE BEFORE VOTERS AT THE MUNICIPAL ELECTION ON NOVEMBER 8, 2022.

Request the City Council (a) adopt Resolution No. 2022-98R calling for an election submitting a proposed one cent general transactions and use (sales) tax increase to the voters; (b) introduce Ordinance No. 2022-15 amending the Escondido Municipal Code to establish a one cent sales tax to be administered by the California Department of Tax and Fee Administration, including provisions for citizens' oversight and accountability; and (c) adopt Resolution No. 2022-99 expressing the Intent of the City Council in adopting Ordinance No. 2022-15.

While the introduction of additional taxes on people at any time should never be done casually, after several months of outreach and engagement with residents and community groups joining this important discussion, staff recommends placing this item on the November 2022 ballot to allow the voters the opportunity to consider an issue which will address the long-term fiscal health of the City of Escondido for years to come.

Staff Recommendation: Approval (City Manager: Sean McGlynn)

Presenters: Joanna Axelrod, Deputy City Manager/Director of Communications & Community Services; Christina Holmes, Finance Director

Resolution No. 2022-98RR

Resolution No. 2022-99 – Resolution of Intent

Ordinance No. 2022-15

Carl Skaja – Expressed support for this item.

Rick Paul – Expressed support for a half-cent sales tax with a 15-year sunset.

Joshua Stevens – Expressed support for this item.

Greg Anglea – Expressed support for this item.

Cliff Reader – Expressed opposition to this item.

Tom Albergo – Expressed support for this item.

Lori Holt Pfeiler (BIA CEO) – Expressed support for this item.

Carolyn Clemens – Expressed support for this item.



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

Pam Albergo – Expressed support for this item.

Katie Zack – Expressed support for this item.

Cameron Curry – Expressed opposition to this item.

Youssef Hanna – Expressed support for this item.

Laura Hunter – Expressed support for this item.

Jonathan San Nicolas – Expressed support for this item.

Tammy Miller – Expressed support for this item.

Mike – Expressed support for this item.

Sam M – Expressed support for this item.

Linda Wilkinson – Expressed support for this item.

Michelle Rudisell – Expressed support for this item.

Kevin Beverly – Expressed support for this item.

Joanne Tenney – Expressed support for this item.

Georgine Tomasi – Expressed support for this item.

John Williams – Expressed support for this item.

Rafael Rivera – Expressed support for this item.

Ryan Vierra – Expressed support for this item.

Art Hart – Expressed support for this item.

James Rowten (CEO Chamber of Commerce) – Expressed support for this item.

David Abraham – Expressed support for this item.

Motion for 1 Cent Sales Tax Rate, until ended by voters: McNamara; Second: Martinez; Failed 2-3 (Morasco, Inscoe, Garcia – No)



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

Motion for a 1 Cent Sales Tax Rate with 20-year Sunset: McNamara; Second: Martinez; Failed 2-3 (Morasco, Inscoc, Garcia – No)

Motion for a 1 Cent Sales Tax Rate with 15-Year Sunset: McNamara; Second: Martinez; Failed 3-2 (Morasco, Garcia – No)

Motion for a ¾ Cent Sales Tax Rate with a 15-Year Sunset and inclusion of “Reducing Pension Obligations” in the ballot question language: Morasco; Second: Martinez; Approved: 4-1 (Garcia – No)

11. TERM LIMITS BALLOT MEASURE FOR CITY COUNCILMEMBERS AND THE MAYOR

Consider and introduce Ordinance No. 2022-13 and adopt Resolution No. 2022-91R to place a ballot measure to set term limits for the Mayor and City Councilmembers on the November 8, 2022, consolidated general election.

Staff Recommendation: None

Presenters: Gary McCarthy, Assistant City Attorney

ORDINANCE NO. 2022-13

RESOLUTIONS

RESOLUTION NO. 2022-91R

Item continued to August 10, 2022.

12. CITY TREASURER BALLOT MEASURE OPTIONS

Request the City Council consider and address the alternatives provided below and take preferred action.

If the City Council intends to place the City Treasurer’s compensation on the ballot, it should adopt Ordinance No. 2022-16 and Resolution No. 2022-107R.

If the City Council intends to ask the voters to make the City Treasurer an appointed position, it should adopt Ordinance No. 2022-17 and Resolution No. 2022-108R.

Staff Recommendation: Provide Direction (City Attorney: Gary McCarthy, Assistant City Attorney)

Presenter: Gary McCarthy, Assistant City Attorney

Doug Shultz – Expressed support for keeping the City Treasurer an elected position with a reduced salary.



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, JULY 27, 2022

Ryan Saathoff – Expressed support for making the City Treasurer an appointed position.

Item continued to August 10, 2022.

FUTURE AGENDA

13. FUTURE AGENDA

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S WEEKLY ACTIVITY REPORT

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety, and Community Development. This report is also available on the City's website, www.escondido.org.

ORAL COMMUNICATIONS

None.

ADJOURNMENT

Mayor McNamara adjourned the meeting at 7:02 p.m.



STAFF REPORT

August 10, 2022
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER (COUNCIL)

DEPARTMENT

Finance

RECOMMENDATION

Request approval for City Council and Housing Successor Agency warrant numbers:

365164 – 365460 dated July 20, 2022

365461 – 365643 dated July 27, 2022

Staff Recommendation: Approval (Finance Department: Christina Holmes)

FISCAL ANALYSIS

The total amount of the warrants for the following periods are as follows:

July 14 – July 20, 2022, is \$10,877,444.47

July 21 – July 27, 2022, is \$3,165,796.87

BACKGROUND

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.



STAFF REPORT

August 10, 2022
File Number 0480-70

SUBJECT

FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT AWARD AND BUDGET ADJUSTMENT

DEPARTMENT

Fire

RECOMMENDATION

Request the City Council to accept a Firehouse Subs Public Safety Foundation Grant Award in the amount of \$16,147.42 to purchase two Bullard QXT Thermal Imaging Cameras with Truck Mounts. It is also requested that Council authorize the Fire Chief or his designee to execute, on behalf of the City, all documents required for the management of this grant and that Council authorize the necessary budget adjustment to establish a new project number to track these grant funds.

Staff Recommendation: Approval (Fire: Rick Vogt, Fire Chief)

Presenter: John Tenger, Deputy Fire Chief

FISCAL ANALYSIS

None, Firehouse Subs Public Safety Foundation will fund 100% of the cost for the two Thermal Imaging Cameras. There is no matching portion on this grant award.

PREVIOUS ACTION

In April of 2022, Escondido Fire applied for the grant to replace two new handheld Thermal Imaging Cameras (TIC) to replace older, worn out devices that are facing their end of life.

BACKGROUND

The Firehouse Subs Public Safety Foundation provides grant funds to purchase life-saving equipment for first responders across the country. The foundation is funded by a portion of purchases at all Firehouse Subs stores throughout the nation.

In 2015, the Escondido Fire Department received a grant award in the amount of \$14,175 from the foundation to purchase a battery-operated hydraulic rescue tool. In 2018, the Escondido Fire Department received a grant award in the amount of \$14,888 from the foundation to purchase 91 wildland jackets. In April 2020, the Escondido Fire Department received a grant award in the amount of \$23,597 from the foundation to purchase three Thermal Imaging Cameras.



CITY *of* ESCONDIDO

STAFF REPORT

A Thermal Imaging Camera is a device that renders heat and infrared radiation as visible light and allows firefighters to see heat through smoke, darkness and even walls. The devices can quickly identify the location of fire victims in smoke filled rooms or traffic accident victims at night. In addition, fire that is hidden inside walls and ceilings can be quickly pinpointed so that firefighters can locate and contain it with minimal damage.

Thermal Imaging Cameras are an important tool that firefighters have used for several decades, but the technology has changed dramatically, especially in the past several years. New TIC's are more sophisticated, have better image clarity, have longer battery life, and are much smaller and lighter in weight. The new TIC technology that the Firehouse Subs Public Safety Foundation grant award is funding will the Fire Department save lives and reduce property damage.

ATTACHMENTS

- a. Attachment "1" – Budget Adjustment



CITY OF ESCONDIDO
BUDGET ADJUSTMENT REQUEST

Date of Request: July 18, 2022
 Department: Fire
 Division: _____
 Project/Budget Manager: Laura Costello 5408
 Name Extension
 Council Date (if applicable): 8/10/22
 (attach copy of staff report)

For Finance Use Only

Log # _____
 Fiscal Year _____
 ear _____
 _____ Budget Balances
 _____ General Fund Accts
 _____ Revenue
 _____ Interfund Transfers
 _____ Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Revenue	4121-451-New Project Number	16,147.42	
Fire Grants	451-New Project Number	16,147.42	

Explanation of Request:

A budget adjustment is needed to spend Firehouse Subs Public Safety Foundation Grant award.

APPROVALS

Department Head Finance	DocuSigned by: <i>Rick Vogt</i> DocuSigned by: <i>Jodi Coco</i>	7/25/2022 Date 7/25/2022 Date	City Manager City Clerk	Date Date
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Distribution (after approval): Original: Finance



STAFF REPORT

August 10, 2022
File Number 0490-55

SUBJECT

TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED JUNE 30, 2022

DEPARTMENT

City Treasurer

RECOMMENDATION

Request the City Council approve the Quarterly Investment Report for the quarter ended June 30, 2022.

Staff Recommendation: Approve (Douglas Shultz, City Treasurer)

FISCAL ANALYSIS

From April 1, 2022 to June 30, 2022, the City's investment portfolio increased from \$194.2 million to \$233.4 million. The adjusted average annual yield increased from 0.764 percent to 0.823 percent with the portfolio duration at 2.43. An excess of cash receipt inflows over cash payment outflows for the quarter resulted in an increase of \$39.2 million in the book value of the investment portfolio. The City received the second distribution of ARPA funds which accounted for \$19.1 million of the \$39.2 million difference in the portfolio.

PREVIOUS ACTION

The Investment Report for the quarter ended March 31, 2021, was filed with the City Clerk's Office on April 29, 2022 and presented to the City Council on May 11, 2022.

BACKGROUND

The City of Escondido's (City) Investment Policy requires the City Treasurer to submit a quarterly investment report to the City Council and City Manager. The quarterly investment report should include the type of investment, issuer, date of maturity, par and dollar amount invested and market value for each security held by the City. Details of the City's investment portfolio are included in the attached reports that are listed below:

- Summary of Investment Allocation as of June 30, 2022 (Attachment 1)
- Summary of Investment Portfolio Yield for the last 12 months (Attachment 2)



CITY of ESCONDIDO

STAFF REPORT

- Schedule of Funds Managed by Outside Parties as of June 30, 2022 (Attachment 3)
- PFM's Investment Performance Review as of June 30, 2022 (Attachment 4)

PFM Asset Management Firm was onboarded as the City's Investment Advisor in May 2019. In their Investment Performance Review (attachment 4) you will find a Market Update, the City's Portfolio Strategy and Performance, Issuer Distributions, Portfolio Distributions and Portfolio Holdings. The Summary of Investment Allocation (attachment 1) and the Summary of Investment Portfolio Yield for the last 12 months (attachment 2) shows the total investment portfolio including funds in LAIF, CAMP, Stone Castle, and the City's money market account with BNY.

This was the last quarter that the City of Escondido will have utilized PFM for investment advisory services. PFM was unable to outperform their benchmark in any material way to justify the fee that PFM charged. It is estimated that the City will save \$90,000/year by not using PFM's services.

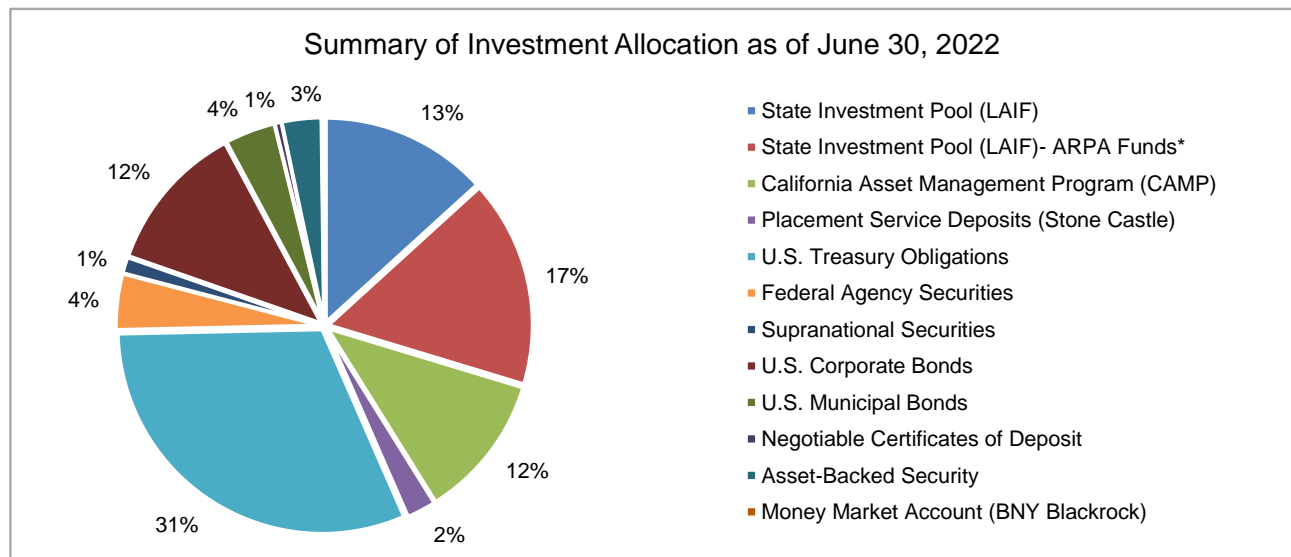
There are adequate funds to meet the next six-month's expected expenditures. As of June 30, 2022, the City complies with all requirements of the City's Investment Policy.

ATTACHMENTS

- a. Attachment 1 – Summary of Investment Allocation as of June 30, 2022
- b. Attachment 2 – Summary of Investment Portfolio Yield for the last 12 months
- c. Attachment 3 – Schedule of Funds Managed by Outside Parties as of June 30, 2022
- d. Attachment 4 – Investment Performance Review for the Quarter Ended June 30, 2022

**City of Escondido
Summary of Investment Allocation
as of June 30, 2022**

Investment Type	Book Value	Market Value	Percent of Portfolio at Market
State Investment Pool (LAIF)	\$ 30,107,589	\$ 30,107,589	13.25%
State Investment Pool (LAIF)- ARPA Funds*	37,342,243	37,342,243	16.43%
California Asset Management Program (CAMP)	26,037,987	26,037,987	11.46%
Placement Service Deposits (Stone Castle)	5,250,409	5,250,409	2.31%
U.S. Treasury Obligations	74,467,866	70,958,135	31.22%
Federal Agency Securities	10,581,506	10,037,248	4.42%
Supranational Securities	3,057,058	2,893,953	1.27%
U.S. Corporate Bonds	28,061,349	26,915,420	11.84%
U.S. Municipal Bonds	9,513,810	9,043,981	3.98%
Negotiable Certificates of Deposit	1,205,000	1,191,723	0.52%
Asset-Backed Security	7,308,468	7,068,261	3.11%
Money Market Account (BNY Blackrock)	451,567	451,567	0.20%
Total Investment Portfolio - June 2022	\$ 233,384,852	\$ 227,298,517	100%
Reported Total Investments - March 2022	\$ 194,195,996	\$ 189,528,638	
Change from Prior Quarter	\$ 39,188,856	\$ 37,769,879	
Portfolio Duration	2.43		



*Includes second distribution of ARPA funds that were received by the City on 06/30/2022 and moved into LAIF in July.

SUMMARY OF INVESTMENT PORTFOLIO YIELDS FOR THE LAST 12 MONTHS As of June 30, 2022		
<u>Date</u>	<u>Book Value</u>	<u>Yield</u>
Jun-22	\$213,980,597.55	1.131%
May-22	\$191,942,743.12	1.059%
Apr-22	\$198,799,776.19	0.915%
Mar-22	\$194,195,995.42	0.862%
Feb-22	\$195,493,163.15	0.817%
Jan-22	\$203,430,713.46	0.756%
Dec-21	\$195,823,370.83	0.755%
Nov-21	\$192,786,704.93	0.762%
Oct-21	\$196,151,361.13	0.683%
Sep-21	\$195,998,026.11	0.696%
Aug-21	\$187,820,654.45	0.727%
Jul-21	\$193,141,091.46	0.707%
Average Portfolio Interest Yields		0.823%

** Includes Assets managed by PFM, LAIF, and Stone Castle.*

CITY OF ESCONDIDO
FUNDS MANAGED BY OUTSIDE PARTIES
As of June 30, 2022

<u>Type of Funds / Institution</u>	<u>Market Value</u>	<u>Interest Rate</u>	<u>Type of Investment</u>
<u>BOND FUNDS</u>			
BANK OF NEW YORK:			
1998-1 Rancho San Pasqual Assessment District	\$ 353,830.71	1.250%	Treasury
2013 JPFA Reidy Creek Lease Revenue Bonds (2001 Refunding)	1.47	0.680%	Treasury
2013 Community Facility District - Hidden Trails (2001 Refunding)	1.01	0.000%	Treasury
2015 Community Facility District - Eureka Ranch (2006 Refunding)	113.79	0.000%	Cash/Treasury
2015A Wastewater Bond (2004A Refunding)	640,534.07	1.340%	Dreyfus Cash Management Fund
2015B Wastewater Bond (2004B Refunding)	237,698.25	1.340%	Dreyfus Cash Management Fund
2019 Water Bond (JPFA 19AB)	5.23	1.300%	Dreyfus Cash Management Fund
2021A WasteWater Ref Rev	8,375.41	0.000%	Dreyfus Cash Management Fund
	<u>\$ 1,232,184.53</u>		
<u>SECTION 115 TRUST FUNDS</u>			
PUBLIC AGENCY RETIREMENT SERVICES:			
PARS Post-Employment Benefits Trust	\$23,667,371.73		Moderately Conservative HighMark PLUS
TOTAL FUNDS MANAGED BY OUTSIDE PARTIES	<u><u>\$24,899,556.26</u></u>		



City of Escondido

Investment Performance Review For the Quarter Ended June 30, 2022

Client Management Team

Sarah Meacham, Managing Director
 Robert Cheddar, CFA, Managing Director
 Meredith LaBuda Sullivan, Senior Portfolio Manager
 Richard Babbe, CCM, Senior Managing Consultant
 Jeremy King, Key Account Manager

PFM Asset Management LLC

633 W 5th St., 25th Floor
 Los Angeles, CA 90071
 213-415-1699

213 Market Street
 Harrisburg, PA 17101-2141
 717-232-2723

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

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Market Update

Summary

- ▶ In Q2, U.S. economic conditions were characterized by: (1) persistently high inflation; (2) declining consumer sentiment; (3) slowing economic growth and increasing recession probabilities; (4) more aggressive Federal Reserve (Fed) monetary policy tightening; (5) rising yields and decade-high mortgage rates; and (6) elevated volatility and risk-off sentiment in credit and equity markets.
- ▶ The first half of 2022 was one of the most difficult investment environments in the past 40 years due to the pace of interest rate increases and the resulting simultaneous weakness in both bond and stock market returns. As we enter the second half of the year, many of the first half's significant headwinds are still in place: high inflation, tighter Fed monetary policy, rising rates, wider credit spreads, slowing growth and lingering geopolitical turmoil.
- ▶ The focus of headlines on inflation remains very high, with the Consumer Price Index increasing 9.1% year-over-year (YoY) through June, the largest 12-month increase since December 1981. Numerous factors have driven this inflation: gasoline prices surged nearly 60%, shelter costs rose 5.6%, food was up 10.4%, while new and used cars rose 9% over that span. Some of these price pressures resulted from surging input costs for oil, industrial metals and agricultural products, exacerbated by Russia's ongoing invasion of Ukraine. But, more recently, many commodity prices have fallen substantially. For example, lumber, copper, aluminum, steel, cattle and coffee prices are now down on a year-to-date basis.
- ▶ As a result of surging inflation, the Fed lifted the overnight federal funds target rate three times in the first half of 2022, in March, May and June. The last hike was by three quarters of a percentage point (0.75%) to a new range of 1.5% to 1.75%, the largest hike since 1994. The market now expects short-term rates to reach 3.25% to 3.75% by year-end. In addition, the Fed kicked off its plan to reduce its balance sheet holdings of Treasuries and agency-backed mortgage securities through monthly runoff of maturities and principal payments.

Economic Snapshot

- ▶ U.S. economic real growth (inflation-adjusted) declined at an annual pace of 1.6% in Q1 2022, a big disappointment. The drop was a sharp reversal from the 6.9% increase in Q4. It resulted from decreases in exports, federal government spending, private inventory investment, and state and local government spending, while imports, which are a subtraction in the calculation of GDP, increased. The economy has downshifted from its torrid pace of 2021 as federal stimulus programs ended and rampant inflation cut into consumer spending habits and corporate profits. Economists' estimates for future GDP reflect expectations for growth to normalize in the future, with projections for the full calendar year 2022 at 2.1% and 2023 at 1.5%.
- ▶ The U.S. labor market remains a tailwind as the economy added 2.7 million new jobs this year. The unemployment rate remained at 3.6%, while wage growth remained elevated and job openings remained plentiful. Despite this apparent strength, job gains have begun to moderate, and the level of new weekly jobless claims has increased noticeably, indicating a possible sea change.
- ▶ Household spending has also adapted to rising food and energy costs. The share of

disposable income going towards non-discretionary items such as food, energy, debt service and rent broke a decade-long downtrend and is now rising quickly. Largely due to pain at the pump and grocery check-out counter, measures of consumer sentiment nosedived. The Conference Board Consumer Confidence Index dipped below 100 for the first in over a year, while the University of Michigan Consumer Sentiment Index reached an all-time low in June.

- ▶ Increasing inventories and a falling mortgage affordability index led to a sharp decline in home sales. Sales of both new and existing homes sales declined. On the manufacturing front, indices of activity posted a decline and moved toward their lowest levels in nearly two years, although still in expansionary territory. Automobile sales in June were down nearly 15% YoY.

Interest Rates

- ▶ U.S. Treasury yields rose sharply in Q2. By the end of the quarter, the yield on a 3-month U.S. Treasury Bill stood at 1.67% (up 1.17% over the quarter), the 2-year note was 2.96% (up 0.62%), the 5-year note was 3.04% (up 0.58%), the 10-year note was 3.02% (up 0.68%) and the 30-year ended the quarter at 3.19% (up 0.74%).
- ▶ As a result of rapidly increasing Treasury yields, fixed income indices posted large negative total returns. The ICE BofA 2-, 5-, and 10-year U.S. Treasury indices returned -0.50%, -2.05%, and -4.92%, respectively. Underscoring the recent historic underperformance of U.S. Treasuries, from peak to trough (August 3, 2020, to June 14, 2022), the 10-year Treasury Index lost -17%.

Sector Performance

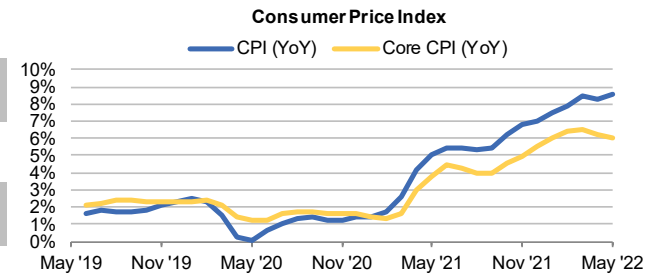
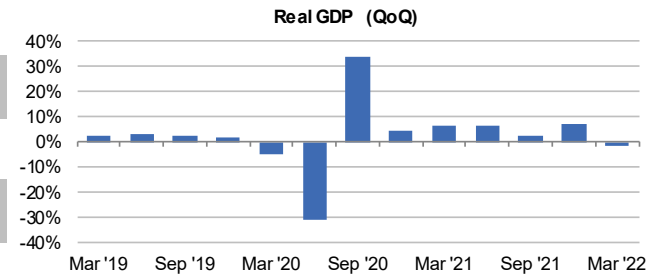
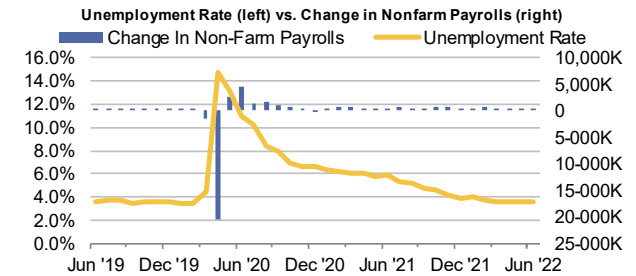
- ▶ Diversification in securities other than U.S. Treasury securities generally detracted from performance as few sectors were immune to risk-off sentiment and wider yield spreads. The exceptions were shorter-duration municipals and federal agency securities with maturities inside five years.
- ▶ Despite relatively stable fundamentals and a favorable upgrade/downgrade ratio, wider spreads on investment-grade (IG) corporates generated notably negative excess returns. Quickly tightening financial conditions and an increasing repricing of recession risks were the primary culprits. After rapidly retracing to close Q1, IG corporate spreads slowly and steadily increased throughout Q2, finishing at their widest level in two years. For the second consecutive quarter, lower quality and longer duration corporates underperformed their higher quality and shorter duration counterparts.
- ▶ Like corporates, AAA-rated asset-backed securities fundamentals remain strong, however growing economic growth concerns pushed spreads wider over the quarter. Historically, spreads in the sector remain elevated and appear attractive. The result of wider spreads was negative excess returns from the sector regardless of type, although credit card collateral outperformed auto loan-backed issues.
- ▶ Mortgage-backed securities (MBS) continued the trend of underperformance, finishing the worst start to a year in several decades. The looming acceleration of Fed balance sheet reduction of its MBS holdings has weighed on the sector for the better part of the year. Refinancing activity has plummeted and MBS durations have extended noticeably due to decade-high mortgage rates, further pressuring performance in the sector. Only the highest coupon MBS avoided sharply negative excess returns.

Economic Snapshot

Labor Market		Latest	Mar '22	Jun '21
Unemployment Rate	Jun'22	3.6%	3.6%	5.9%
Change In Non-Farm Payrolls	Jun'22	372,000	398,000	557,000
Average Hourly Earnings (YoY)	Jun'22	5.1%	5.6%	4.0%
Personal Income (YoY)	May'22	5.3%	-11.4%	3.1%
Initial Jobless Claims (week)	7/2/22	235,000	171,000	405,000

Growth				
Real GDP (QoQ SAAR)	2022Q1	-1.6%	6.9% ¹	6.3% ²
GDP Personal Consumption (QoQ SAAR)	2022Q1	1.8%	2.5% ¹	11.4% ²
Retail Sales (YoY)	May'22	8.1%	7.1%	19.4%
ISM Manufacturing Survey (month)	Jun'22	53.0	57.1	60.9
Existing Home Sales SAAR (month)	May'22	5.41 mil.	5.75 mil.	5.97 mil.

Inflation / Prices				
Personal Consumption Expenditures (YoY)	May'22	6.3%	6.6%	4.0%
Consumer Price Index (YoY)	May'22	8.6%	8.5%	5.4%
Consumer Price Index Core (YoY)	May'22	6.0%	6.5%	4.5%
Crude Oil Futures (WTI, per barrel)	Jun 30	\$105.76	\$100.28	\$73.47
Gold Futures (oz.)	Jun 30	\$1,807	\$1,949	\$1,772



1. Data as of Fourth Quarter 2021.

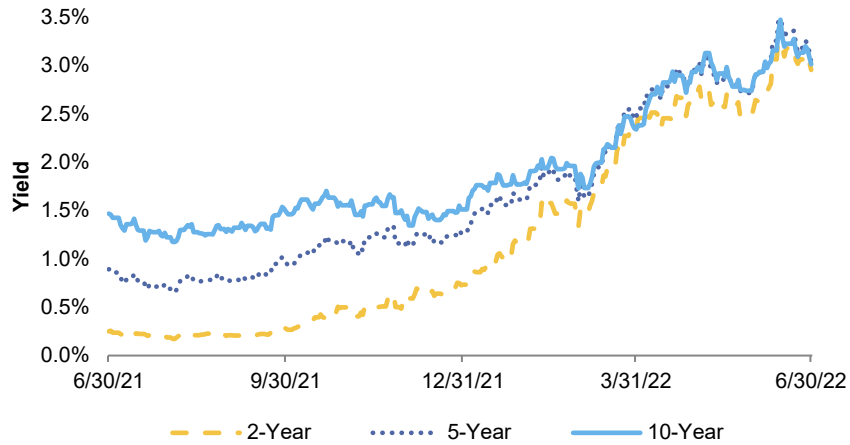
2. Data as of First Quarter 2021.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

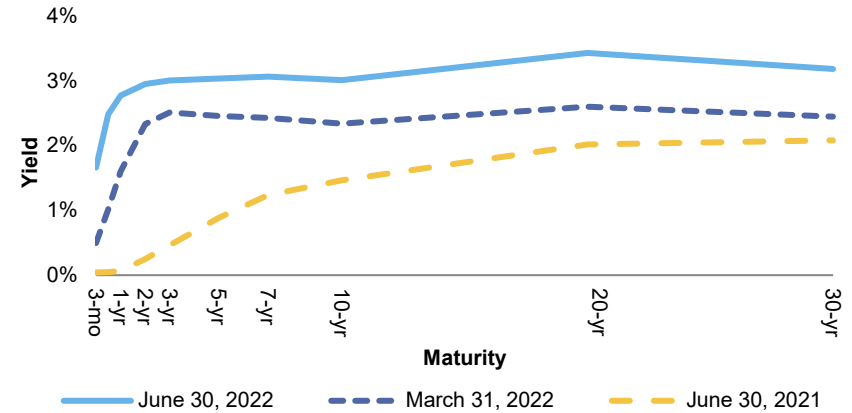
Source: Bloomberg.

Interest Rate Overview

U.S. Treasury Note Yields



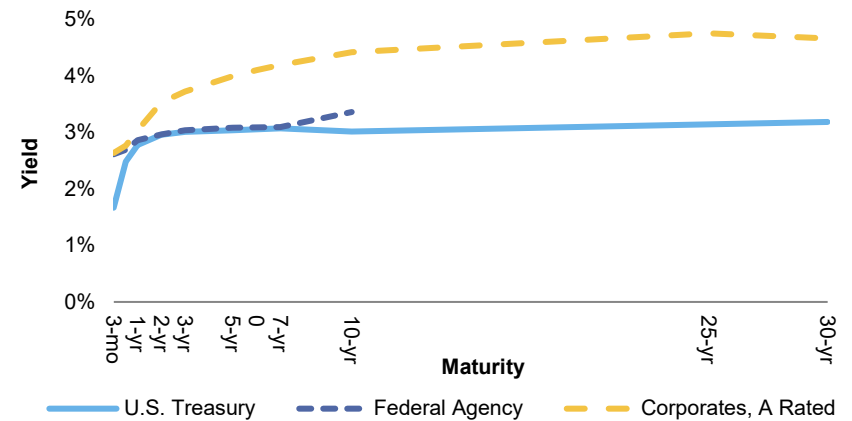
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Jun '22	Mar '22	Change over Quarter	Jun '21	Change over Year
3-Month	1.67%	0.50%	1.17%	0.04%	1.63%
1-Year	2.78%	1.61%	1.17%	0.07%	2.71%
2-Year	2.96%	2.34%	0.62%	0.25%	2.71%
5-Year	3.04%	2.46%	0.58%	0.89%	2.15%
10-Year	3.02%	2.34%	0.68%	1.47%	1.55%
30-Year	3.19%	2.45%	0.74%	2.09%	1.10%

Yield Curves as of 06/30/2022



Source: Bloomberg.

ICE BofAML Index Returns

June 30, 2022	As of 06/30/2022		Returns for Periods ended 06/30/2022		
	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.85	2.95%	(0.50%)	(3.30%)	0.24%
Federal Agency	1.79	2.95%	(0.58%)	(3.25%)	0.16%
U.S. Corporates, A-AAA rated	1.95	3.70%	(0.91%)	(3.74%)	0.66%
Agency MBS (0 to 3 years)	2.14	3.14%	(0.35%)	(4.43%)	(0.09%)
Taxable Municipals	1.82	3.30%	(0.29%)	(2.64%)	1.78%
1-5 Year Indices					
U.S. Treasury	2.58	2.98%	(0.81%)	(4.61%)	0.04%
Federal Agency	2.34	3.00%	(0.90%)	(4.53%)	(0.14%)
U.S. Corporates, A-AAA rated	2.76	3.86%	(1.66%)	(5.82%)	0.39%
Agency MBS (0 to 5 years)	2.98	3.32%	(1.67%)	(5.87%)	(0.55%)
Taxable Municipals	2.66	3.47%	(0.64%)	(4.15%)	0.95%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.67	3.06%	(3.85%)	(8.91%)	(0.85%)
Federal Agency	3.77	3.12%	(1.98%)	(6.49%)	(0.11%)
U.S. Corporates, A-AAA rated	7.38	4.28%	(6.10%)	(12.90%)	(0.88%)
Agency MBS (0 to 30 years)	6.19	3.66%	(3.91%)	(9.10%)	(1.42%)
Taxable Municipals	9.99	4.40%	(7.05%)	(14.94%)	(0.52%)

Returns for periods greater than one year are annualized.

Source: ICE BofAML Indices.

Disclosures

PFM Asset Management LLC (“PFMAM”) is an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. (“USBAM”). USBAM is a subsidiary of U.S. Bank National Association (“U.S. Bank”). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM.

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness, or suitability. The information contained in this report is not an offer to purchase or sell any securities.

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

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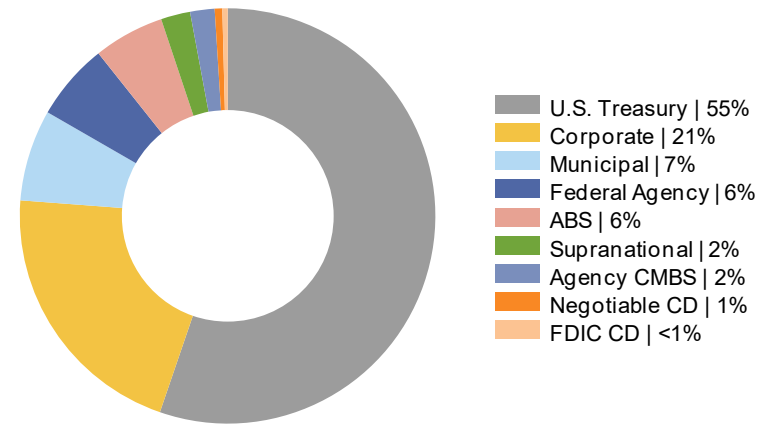
Portfolio Review

Portfolio Snapshot¹

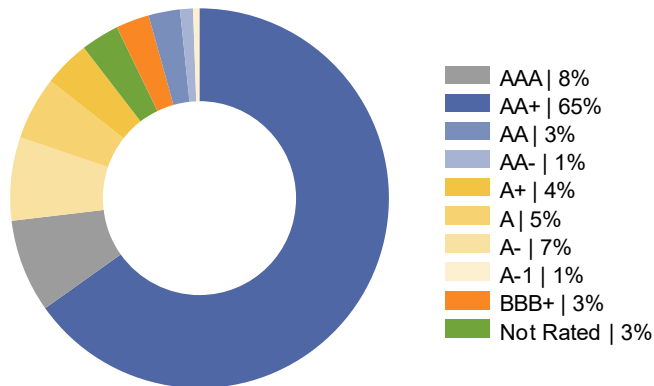
Portfolio Statistics

Total Market Value	\$129,011,216.40
<i>Securities Sub-Total</i>	\$128,108,721.97
<i>Accrued Interest</i>	\$450,926.40
<i>Cash</i>	\$451,568.03
Portfolio Effective Duration	2.43 years
Benchmark Effective Duration	2.52 years
Yield At Cost	1.25%
Yield At Market	3.11%
Portfolio Credit Quality	AA

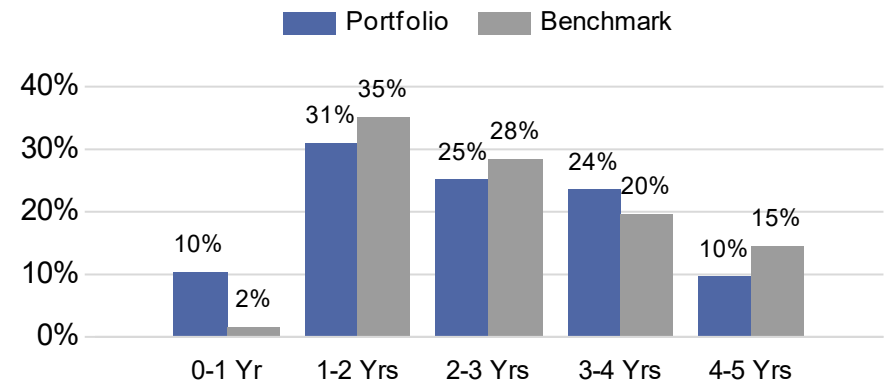
Sector Allocation



Credit Quality - S&P

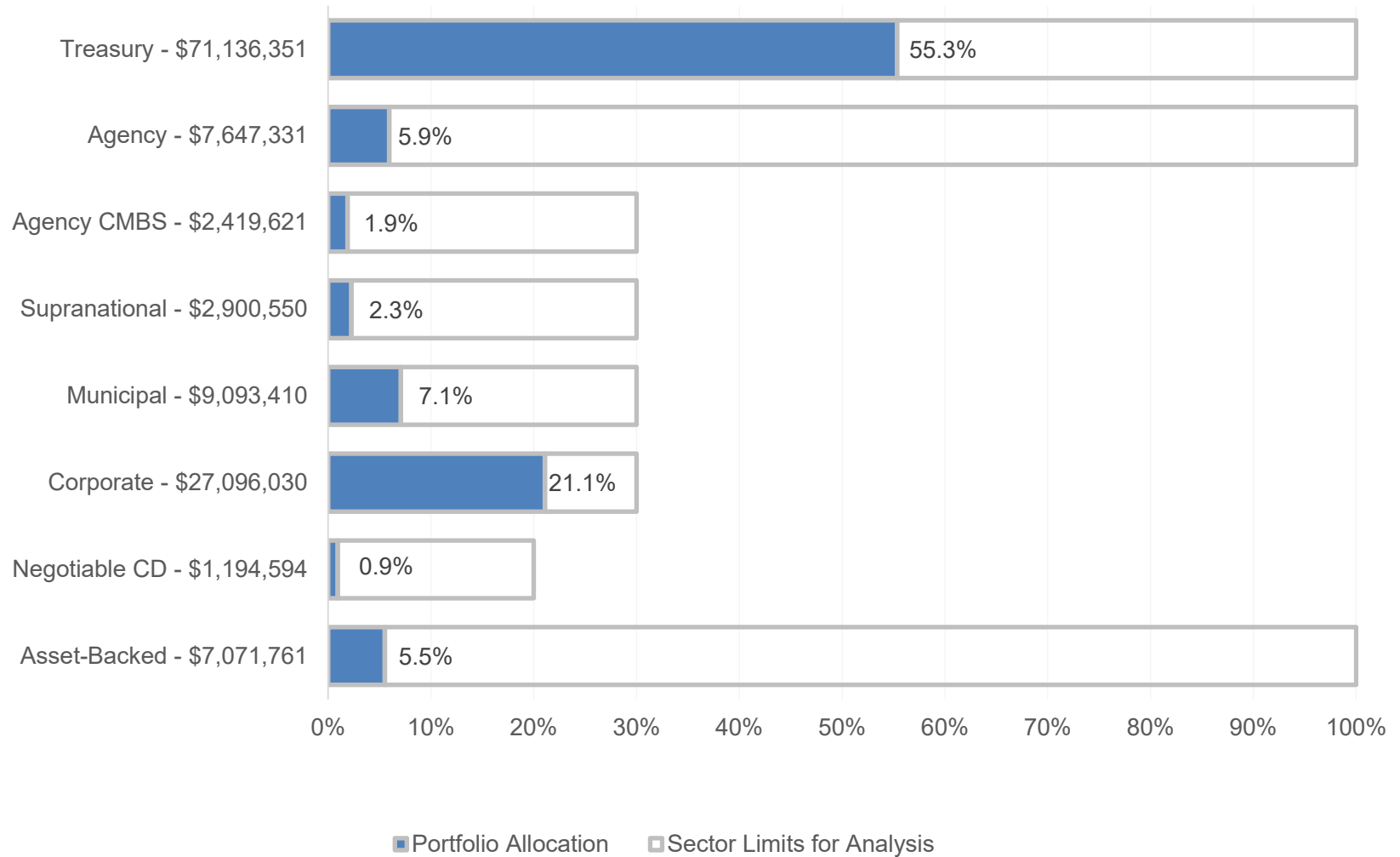


Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interests. The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Sector Allocation Analytics



*For informational/analytical purposes only and is not provided for compliance assurance. Includes accrued interest. *Sector Limit for Analysis is as derived from our interpretation of your most recent Investment Policy as provided. PFMAM managed funds only. Excludes balances in money market funds.*

Certificate of Compliance

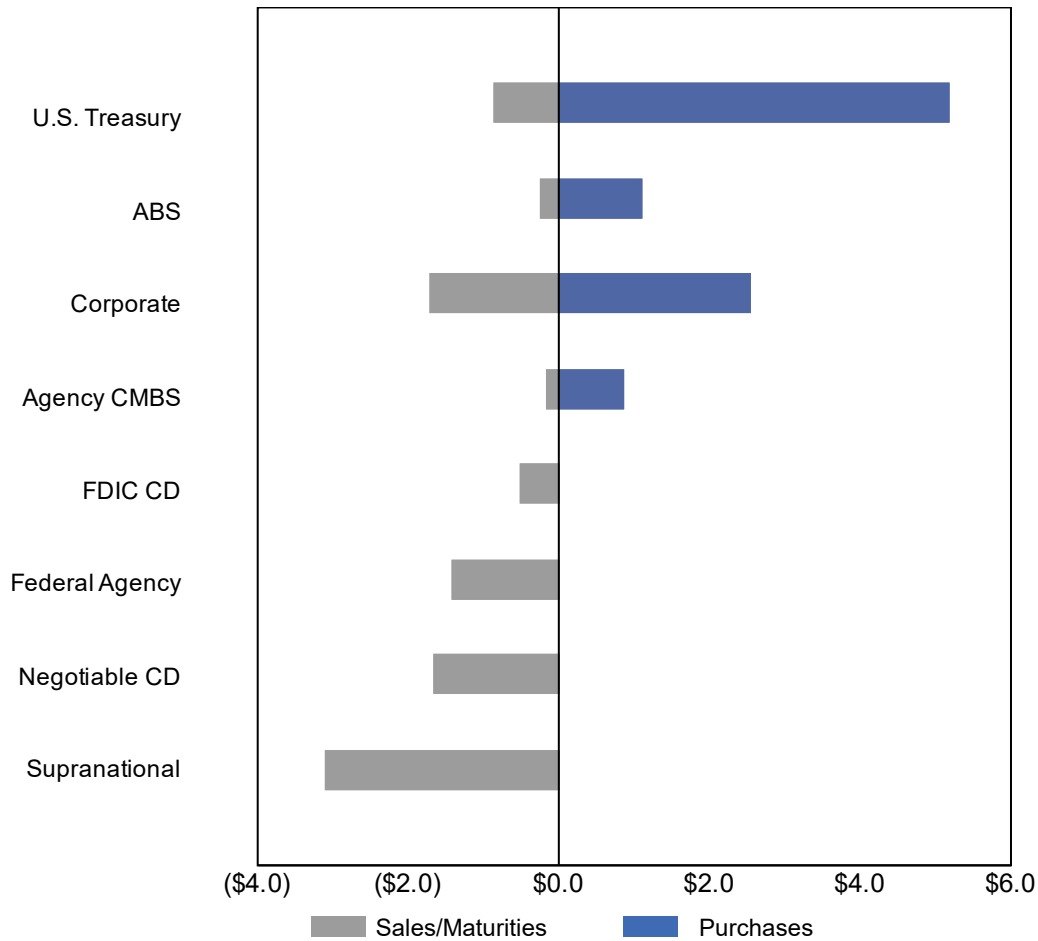
During the reporting period for the quarter ended June 30, 2022, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

Portfolio Activity

Net Activity by Sector
(\$ millions)

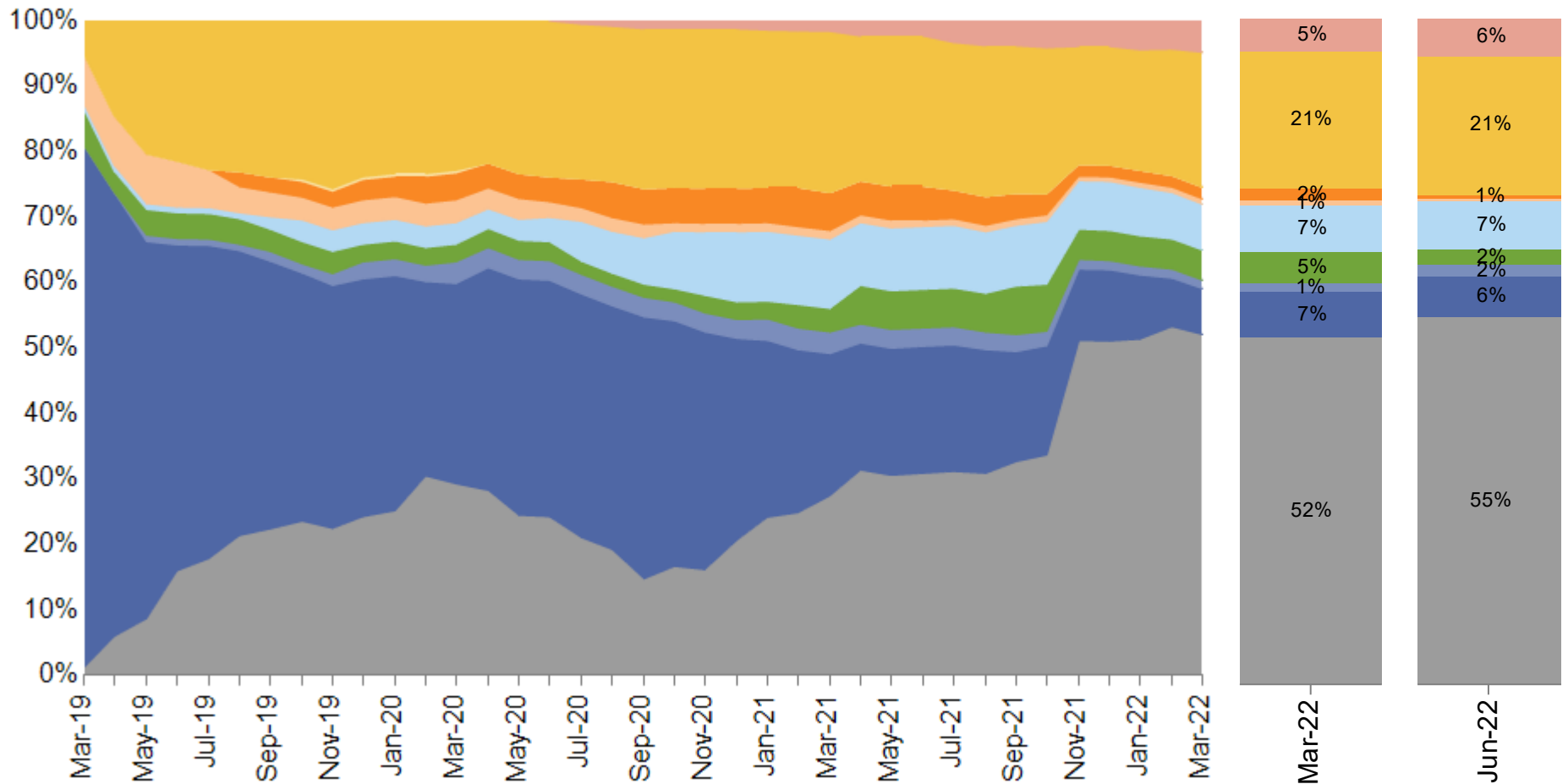


Sector	Net Activity
U.S. Treasury	\$4,351,833
ABS	\$853,592
Corporate	\$838,202
Agency CMBS	\$704,543
FDIC CD	(\$495,803)
Federal Agency	(\$1,397,270)
Negotiable CD	(\$1,644,900)
Supranational	(\$3,091,388)
Total Net Activity	\$118,811

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

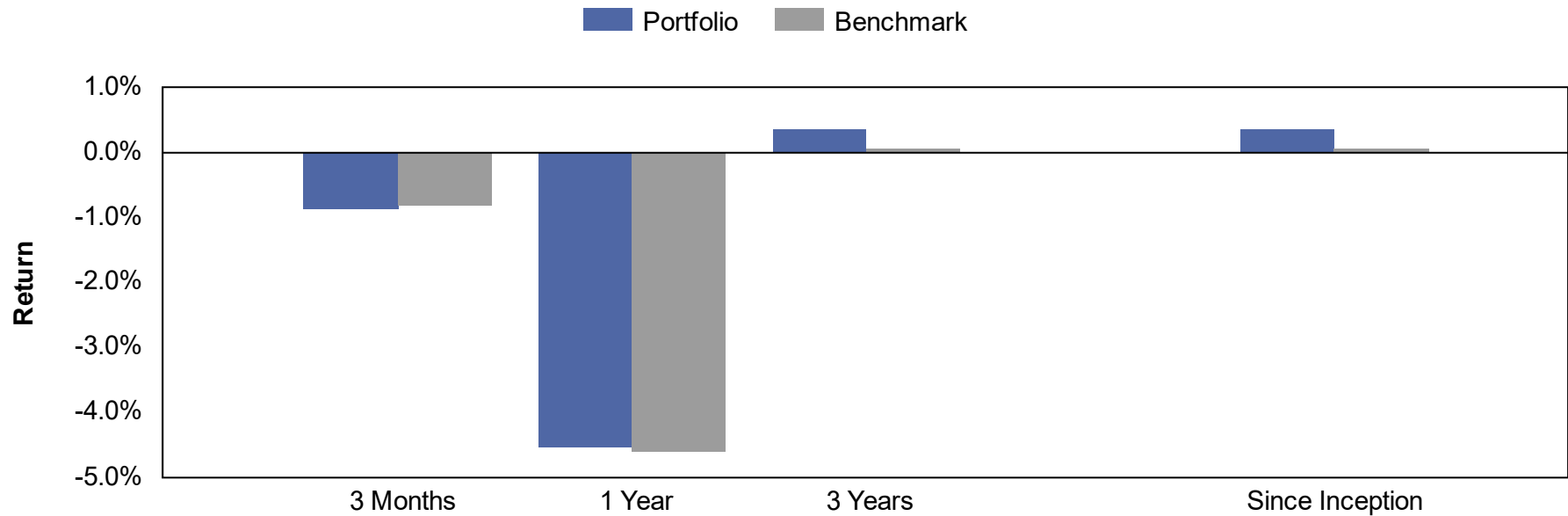
Historical Sector Allocation

- U.S. Treasury
- Agency CMBS
- Municipal
- FDIC CD
- Negotiable CD
- Commercial Paper
- Corporate
- ABS
- Federal Agency
- Supranational



Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM.

Portfolio Performance

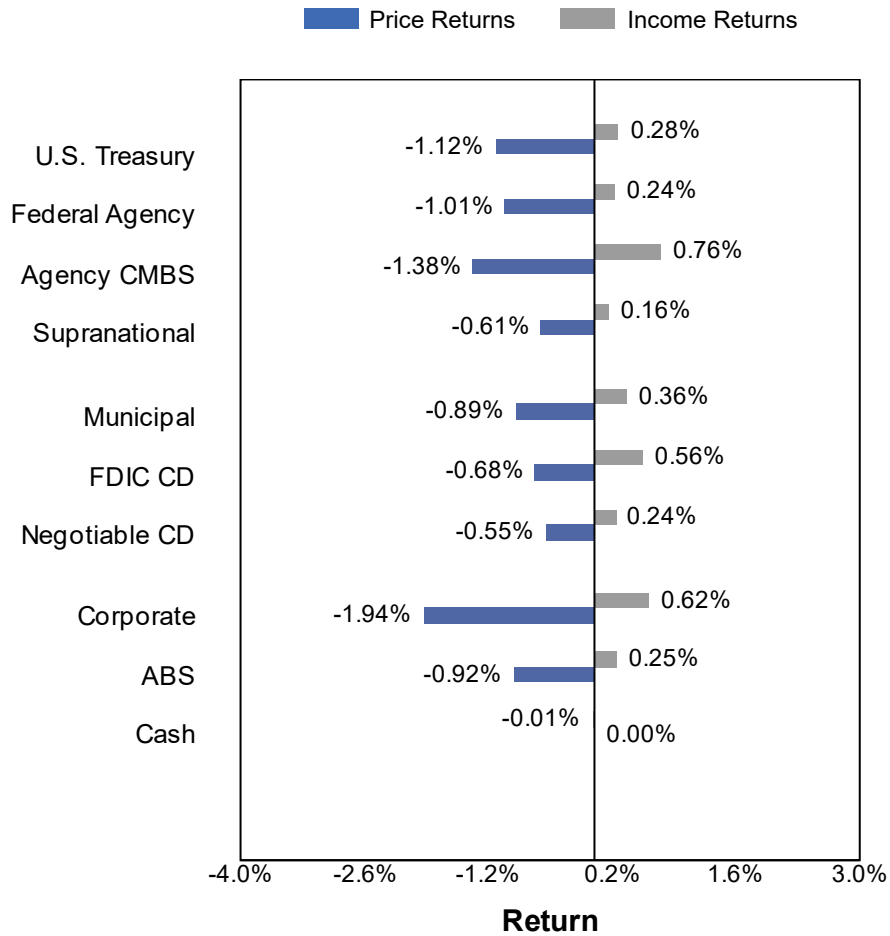


Market Value Basis Earnings	3 Months	1 Year	3 Years	Since Inception ¹
Interest Earned ²	\$462,862	\$1,693,693	\$5,188,180	\$5,188,180
Change in Market Value	(\$1,586,768)	(\$7,773,682)	(\$6,217,151)	(\$6,217,151)
Total Dollar Return	(\$1,123,906)	(\$6,079,989)	(\$1,028,971)	(\$1,028,971)
Total Return³				
Portfolio	-0.86%	-4.54%	0.36%	0.36%
Benchmark ⁴	-0.81%	-4.61%	0.04%	0.04%
Difference	-0.05%	0.06%	0.32%	0.32%

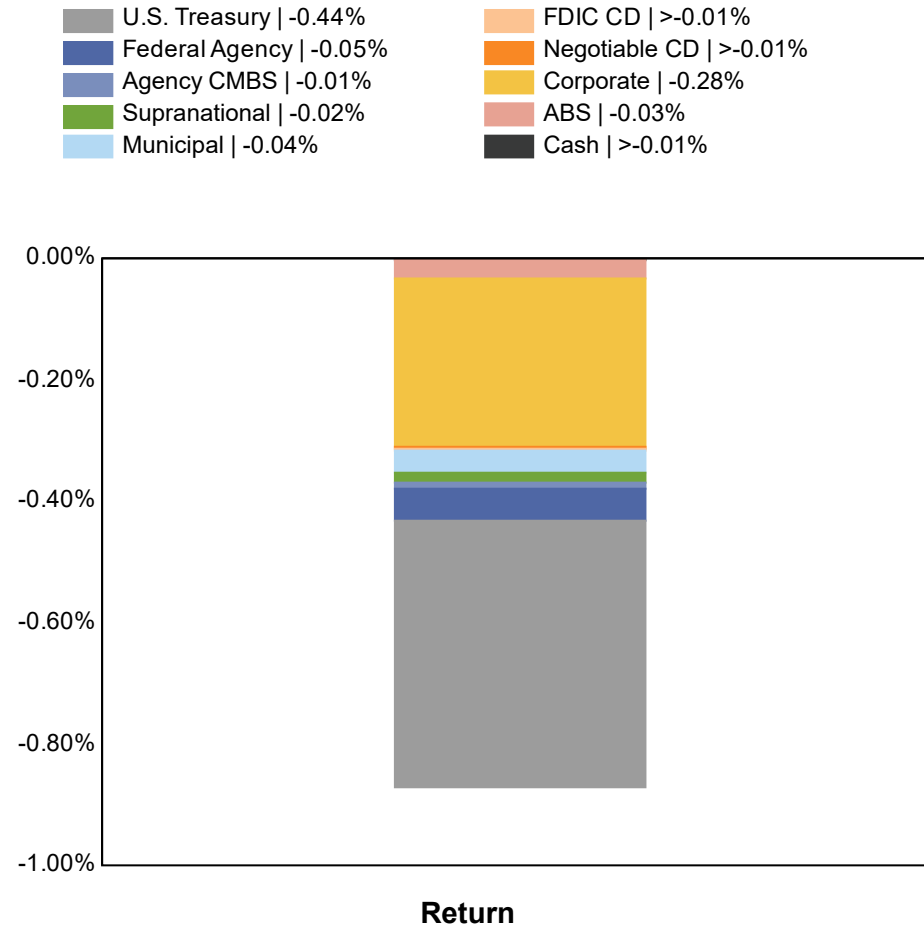
1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is June 30, 2019.
 2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
 3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.
 4. The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg.

Quarterly Sector Performance

Total Return by Sector

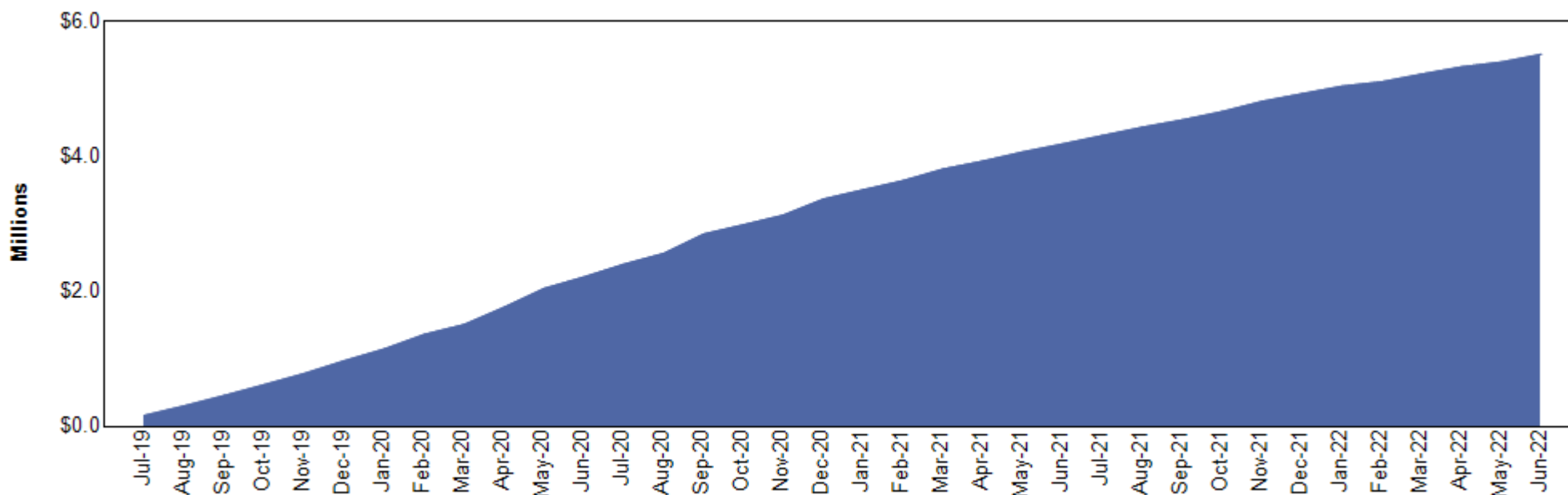


Contribution to Total Return



1. Performance on trade-date basis, gross (i.e., before fees), in accordance with the CFA Institute's Global Investment Performance Standards (GIPS).
2. Income returns calculated as interest earned on investments during the period.
3. Price returns calculated as the change in market value of each security for the period.
4. Returns are presented on a periodic basis.

Accrual Basis Earnings



Accrual Basis Earnings	3 Months	1 Year	3 Years	Since Inception ¹
Interest Earned ²	\$462,862	\$1,693,693	\$5,188,180	\$5,188,180
Realized Gains / (Losses) ³	(\$84,287)	(\$13,352)	\$1,188,412	\$1,188,412
Change in Amortized Cost	(\$84,857)	(\$350,975)	(\$865,557)	(\$865,557)
Total Earnings	\$293,718	\$1,329,366	\$5,511,036	\$5,511,036

1. The lesser of 10 years or since inception is shown. Performance inception date is June 30, 2019.
 2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
 3. Realized gains / (losses) are shown on an amortized cost basis.

Issuer Distribution

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	55.3%	
UNITED STATES TREASURY	55.3%	AA / Aaa / AAA
Federal Agency	5.9%	
FANNIE MAE	4.1%	AA / Aaa / AAA
FREDDIE MAC	1.8%	AA / Aaa / AAA
Agency CMBS	1.9%	
FANNIE MAE	0.4%	AA / Aaa / AAA
FREDDIE MAC	1.5%	AA / Aaa / AAA
Supranational	2.3%	
INTER-AMERICAN DEVELOPMENT BANK	1.8%	AAA / Aaa / AAA
INTL BANK OF RECONSTRUCTION AND DEV	0.5%	AAA / Aaa / AAA
Municipal	7.1%	
CITY & COUNTY OF SAN FRANCISCO	0.6%	NR / NR / AA
FLORIDA STATE BOARD OF ADMIN FIN CORP	0.5%	AA / Aa / AA
LONG BEACH COMMUNITY COLLEGE DISTRICT	0.3%	AA / Aa / NR
LOS ANGELES COMMUNITY COLLEGE DISTRICT	0.3%	AA / Aaa / NR
LOS ANGELES UNIFIED SCHOOL DISTRICT	0.2%	NR / Aa / AA
NEW YORK ST URBAN DEVELOPMENT CORP	0.7%	AA / NR / AA
PALOMAR COMMUNITY COLLEGE DISTRICT	0.3%	AA / Aa / NR
SAN DIEGO COMMUNITY COLLEGE DISTRICT	0.2%	AAA / Aaa / NR
SAN DIEGO COUNTY WATER AUTHORITY	0.4%	AAA / Aa / AA
SAN JUAN UNIFIED SCHOOL DISTRICT	0.3%	NR / Aa / NR
SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT	0.3%	AA / Aa / NR
STATE OF CONNECTICUT	0.6%	A / Aa / AA
STATE OF MARYLAND	0.3%	AAA / Aaa / AAA

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Municipal	7.1%	
STATE OF MINNESOTA	0.2%	AAA / Aa / AAA
STATE OF MISSISSIPPI	0.1%	AA / Aa / AA
STATE OF WISCONSIN	0.5%	AAA / NR / AA
TAMALPAIS UNION HIGH SCHOOL DISTRICT	0.5%	NR / Aaa / NR
UNIVERSITY OF CALIFORNIA	0.3%	AA / Aa / AA
VENTURA COUNTY COMM COLLEGE DISTRICT	0.6%	AA / Aa / NR
FDIC CD	0.4%	
BENEFICIAL BANK	0.2%	NR / NR / NR
FOCUS BANK	0.2%	NR / NR / NR
Negotiable CD	0.5%	
CREDIT SUISSE GROUP RK	0.5%	A / Aa / A
Corporate	21.1%	
ABBOTT LABORATORIES	0.6%	AA / A / NR
AMAZON.COM INC	0.2%	AA / A / AA
AMERICAN EXPRESS CO	0.9%	BBB / A / A
AMERICAN HONDA FINANCE	0.7%	A / A / A
ASTRAZENECA PLC	0.5%	A / A / NR
BANK OF AMERICA CO	1.1%	A / A / AA
BMW FINANCIAL SERVICES NA LLC	0.6%	A / A / NR
BRISTOL-MYERS SQUIBB CO	0.4%	A / A / NR
CATERPILLAR INC	1.2%	A / A / A
CHARLES SCHWAB	0.6%	A / A / A
CHEVRON CORPORATION	0.5%	AA / Aa / NR
CITIGROUP INC	0.6%	BBB / A / A
COMCAST CORP	0.5%	A / A / A

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	21.1%	
DEERE & COMPANY	0.6%	A / A / A
GENERAL DYNAMICS CORP	0.5%	A / A / NR
GOLDMAN SACHS GROUP INC	0.8%	BBB / A / A
HOME DEPOT INC	0.1%	A / A / A
HONEYWELL INTERNATIONAL	0.5%	A / A / A
IBM CORP	0.7%	A / A / NR
JP MORGAN CHASE & CO	1.0%	A / A / AA
MORGAN STANLEY	0.8%	A / A / A
NATIONAL RURAL UTILITIES CO FINANCE CORP	0.2%	A / A / A
NORTHERN TRUST	0.5%	A / A / A
PACCAR FINANCIAL CORP	0.3%	A / A / NR
PNC FINANCIAL SERVICES GROUP	0.5%	A / A / A
Roche Holding AG	1.0%	AA / Aa / AA
TARGET CORP	0.6%	A / A / A
THE BANK OF NEW YORK MELLON CORPORATION	1.2%	A / A / AA
THE WALT DISNEY CORPORATION	0.6%	BBB / A / A
TOYOTA MOTOR CORP	0.8%	A / A / A
TRUIST FIN CORP	0.6%	A / A / A
UNILEVER PLC	0.1%	A / A / A
UNITEDHEALTH GROUP INC	0.5%	A / A / A
US BANCORP	0.6%	A / A / A
ABS	5.5%	
BMW FINANCIAL SERVICES NA LLC	0.1%	AAA / Aaa / NR
BMW VEHICLE OWNER TRUST	0.3%	AAA / Aaa / NR
CAPITAL ONE FINANCIAL CORP	0.5%	AAA / NR / AAA

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
ABS	5.5%	
CARMAX AUTO OWNER TRUST	0.9%	AAA / Aaa / AAA
DISCOVER FINANCIAL SERVICES	0.6%	NR / Aaa / AAA
FORD CREDIT AUTO OWNER TRUST	0.2%	AAA / NR / AAA
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	0.4%	AAA / Aaa / AAA
GM FINANCIAL LEASINGTRUST	0.2%	AAA / NR / AAA
HONDA AUTO RECEIVABLES	0.4%	AAA / Aaa / AAA
HYUNDAI AUTO LEASE SECURITIZATION TRUST	0.1%	AAA / Aaa / NR
HYUNDAI AUTO RECEIVABLES	0.7%	AAA / NR / AAA
KUBOTA CREDIT OWNER TRUST	0.4%	NR / Aaa / AAA
MERCEDES-BENZ AUTO LEASE TRUST	0.1%	AAA / NR / AAA
NISSAN AUTO LEASE TRUST	0.1%	AAA / Aaa / NR
Toyota Lease Owner Trust	0.2%	AAA / Aaa / NR
TOYOTA MOTOR CORP	0.1%	AAA / Aaa / NR
WORLD OMNI AUTO REC TRUST	0.3%	AAA / NR / AAA
Total	100.0%	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Portfolio Transactions

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
BUY									
4/1/2022	4/5/2022	360,000.00	91282CCJ8	US TREASURY N/B NOTES	0.87%	6/30/2026	335,514.16	2.64%	
4/19/2022	4/26/2022	1,000,000.00	06406RBC0	BANK OF NY MELLON CORP (CALLABLE) CORP N	3.35%	4/25/2025	999,860.00	3.35%	
4/27/2022	5/4/2022	220,000.00	63743HFE7	NATIONAL RURAL UTIL COOP CORPORATE NOTES	3.45%	6/15/2025	219,940.60	3.46%	
5/2/2022	5/4/2022	1,900,000.00	9128282A7	US TREASURY NOTES	1.50%	8/15/2026	1,791,027.60	3.02%	
5/2/2022	5/4/2022	1,175,000.00	91282CDZ1	US TREASURY N/B NOTES	1.50%	2/15/2025	1,134,092.57	2.93%	
5/10/2022	5/12/2022	670,000.00	665859AW4	NORTHERN TRUST CORP NOTE (CALLABLE)	4.00%	5/10/2027	676,621.09	3.79%	
5/10/2022	5/18/2022	380,000.00	05602RAD3	BMWOT 2022-A A3	3.21%	8/25/2026	379,980.24	3.21%	
5/17/2022	5/20/2022	200,000.00	91324PEG3	UNITEDHEALTH GROUP INC CORPORATE NOTES	3.70%	5/15/2027	199,892.00	3.71%	
5/19/2022	5/26/2022	715,000.00	254683CS2	DCENT 2022-A2 A	3.32%	5/17/2027	714,941.87	3.32%	
5/25/2022	5/31/2022	860,707.19	3137FBTA4	FHLMC MULTIFAMILY STRUCTURED POOL	3.06%	8/1/2024	864,047.99	3.00%	
6/2/2022	6/6/2022	1,160,000.00	912828V98	US TREASURY NOTES	2.25%	2/15/2027	1,133,067.10	2.94%	
6/2/2022	6/6/2022	800,000.00	91282CER8	US TREASURY N/B NOTES	2.50%	5/31/2024	798,015.37	2.65%	
6/2/2022	6/6/2022	440,000.00	91324PEG3	UNITEDHEALTH GROUP INC CORPORATE NOTES	3.70%	5/15/2027	444,313.96	3.52%	
Total BUY		9,880,707.19					9,691,314.55		0.00
INTEREST									
4/1/2022	4/25/2022	665,000.00	3137BGK24	FHMS K043 A2	3.06%	12/1/2024	1,696.86		
4/1/2022	4/25/2022	161,294.35	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	328.62		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
4/1/2022	4/25/2022	400,000.00	3137BTU25	FHMS K724 A2	3.06%	11/1/2023	1,020.67		
4/1/2022	4/25/2022	440,240.59	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	1,445.42		
4/1/2022	4/25/2022	59,120.49	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	103.07		
4/4/2022	4/4/2022		MONEY0002	MONEY MARKET FUND			1.18		
4/9/2022	4/9/2022	575,000.00	05565EBK0	BMW US CAPITAL LLC CORP NOTES (CALLABLE)	3.90%	4/9/2025	11,212.50		
4/15/2022	4/15/2022	4,350,000.00	91282CBV2	US TREASURY N/B NOTES	0.37%	4/15/2024	8,156.25		
4/15/2022	4/15/2022	90,000.00	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	30.00		
4/15/2022	4/15/2022	120,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	34.00		
4/15/2022	4/15/2022	635,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/2024	11,747.50		
4/15/2022	4/15/2022	220,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	69.67		
4/15/2022	4/15/2022	370,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	172.67		
4/15/2022	4/15/2022	300,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	130.00		
4/15/2022	4/15/2022	715,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/16/2026	619.67		
4/15/2022	4/15/2022	249,294.02	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	91.41		
4/15/2022	4/15/2022	140,000.00	44891TAD8	HALST 2021-A A4	0.42%	12/16/2024	49.00		
4/15/2022	4/15/2022	720,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	1,287.60		
4/15/2022	4/15/2022	255,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	274.13		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
4/15/2022	4/15/2022	217,376.81	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	77.89		
4/15/2022	4/15/2022	610,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	279.58		
4/15/2022	4/15/2022	350,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	236.25		
4/15/2022	4/15/2022	175,573.16	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	90.71		
4/15/2022	4/15/2022	155,000.00	50117TAC5	KCOT 2021-1A A3	0.62%	8/15/2025	80.08		
4/16/2022	4/16/2022	285,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	299.25		
4/16/2022	4/16/2022	273,180.81	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	102.44		
4/18/2022	4/18/2022	1,090,000.00	89236TDK8	TOYOTA MOTOR CREDIT CORP CORP NOTES	2.25%	10/18/2023	12,262.50		
4/18/2022	4/18/2022	305,000.00	43815EAC8	HAROT 2021-3 A3	0.41%	11/18/2025	104.21		
4/18/2022	4/18/2022	245,000.00	08173QBX3	BENEFICIAL BANK CD	2.15%	10/18/2022	2,626.53		
4/20/2022	4/20/2022	660,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/2023	1,237.50		
4/20/2022	4/20/2022	235,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	76.38		
4/20/2022	4/20/2022		459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	1,732.50		
4/20/2022	4/20/2022	225,000.00	36262XAD6	GMALT 2021-3 A4	0.50%	7/21/2025	93.75		
4/21/2022	4/21/2022	285,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	209.00		
4/25/2022	4/25/2022	160,000.00	05591RAD6	BMWLT 2021-1 A4	0.37%	7/25/2024	49.33		
4/28/2022	4/28/2022	1,410,000.00	06406RAG2	BANK OF NY MELLON CORP NOTES	3.50%	4/28/2023	24,675.00		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
4/29/2022	4/29/2022	745,000.00	61746BDQ6	MORGAN STANLEY CORP NOTES	3.87%	4/29/2024	14,434.38		
4/30/2022	4/30/2022	5,900,000.00	91282CDG3	US TREASURY N/B NOTES	1.12%	10/31/2026	33,187.50		
4/30/2022	4/30/2022	635,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	4,762.50		
4/30/2022	4/30/2022	3,375,000.00	912828ZL7	US TREASURY NOTES	0.37%	4/30/2025	6,328.13		
4/30/2022	4/30/2022	2,350,000.00	91282CDD0	US TREASURY N/B NOTES	0.37%	10/31/2023	4,406.25		
4/30/2022	4/30/2022	4,800,000.00	912828R28	US TREASURY NOTES	1.62%	4/30/2023	39,000.00		
4/30/2022	4/30/2022	50,000.00	9128284L1	US TREASURY NOTES	2.75%	4/30/2023	687.50		
5/1/2022	5/1/2022	120,000.00	605581MZ7	MS ST TXBL GO BONDS	0.56%	11/1/2024	339.00		
5/1/2022	5/1/2022	480,000.00	797412DM2	SAN DEIGO CNTY WTR AUTH, CA TXBL REV BON	0.74%	5/1/2025	1,783.20		
5/1/2022	5/1/2022	600,000.00	693475AY1	PNC BANK NA CORP NOTES (CALLABLE)	2.20%	11/1/2024	6,600.00		
5/1/2022	5/1/2022	525,000.00	172967MX6	CITIGROUP INC (CALLABLE) CORPORATE NOTES	0.98%	5/1/2025	2,575.13		
5/1/2022	5/25/2022	58,888.29	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	131.04		
5/1/2022	5/25/2022	414,071.85	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	1,405.82		
5/1/2022	5/25/2022	400,000.00	3137BTU25	FHMS K724 A2	3.06%	11/1/2023	1,020.67		
5/1/2022	5/25/2022	144,044.45	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	278.14		
5/1/2022	5/25/2022	665,000.00	3137BGK24	FHMS K043 A2	3.06%	12/1/2024	1,696.86		
5/3/2022	5/3/2022		MONEY002	MONEY MARKET FUND			0.82		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
5/5/2022	5/5/2022	760,000.00	3137EAER6	FREDDIE MAC NOTES	0.37%	5/5/2023	1,425.00		
5/7/2022	5/7/2022	1,485,000.00	3135G06G3	FANNIE MAE NOTES	0.50%	11/7/2025	3,712.50		
5/11/2022	5/11/2022	425,000.00	166764BW9	CHEVRON CORP (CALLABLE) NOTES	1.55%	5/11/2025	3,302.25		
5/11/2022	5/11/2022	200,000.00	166764BV1	CHEVRON CORP CORPORATE NOTES	1.14%	5/11/2023	1,141.00		
5/12/2022	5/12/2022	300,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	675.00		
5/13/2022	5/13/2022	603,000.00	110122DN5	BRISTOL-MYERS SQUIBB CO CORPORATE NOTES	0.75%	11/13/2025	2,261.25		
5/15/2022	5/15/2022	700,000.00	369550BG2	GENERAL DYNAMICS CORP (CALLABLE) CORP NO	3.50%	5/15/2025	12,250.00		
5/15/2022	5/15/2022	720,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	1,332.00		
5/15/2022	5/15/2022	161,601.90	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	83.49		
5/15/2022	5/15/2022	5,000,000.00	91282CDH1	US TREASURY N/B NOTES	0.75%	11/15/2024	18,750.00		
5/15/2022	5/15/2022	350,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	236.25		
5/15/2022	5/15/2022	140,000.00	44891TAD8	HALST 2021-A A4	0.42%	12/16/2024	49.00		
5/15/2022	5/15/2022	610,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	279.58		
5/15/2022	5/15/2022	2,285,000.00	912828ZP8	US TREASURY NOTES	0.12%	5/15/2023	1,428.13		
5/15/2022	5/15/2022	84,622.65	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	28.21		
5/15/2022	5/15/2022	120,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	34.00		
5/15/2022	5/15/2022	220,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	69.67		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
5/15/2022	5/15/2022	715,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/16/2026	619.67		
5/15/2022	5/15/2022	188,361.14	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	67.50		
5/15/2022	5/15/2022	375,000.00	91412HGE7	UNIV OF CAL TXBL REV BONDS	0.88%	5/15/2025	1,655.63		
5/15/2022	5/15/2022	155,000.00	50117TAC5	KCOT 2021-1A A3	0.62%	8/15/2025	80.08		
5/15/2022	5/15/2022	300,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	130.00		
5/15/2022	5/15/2022	228,634.40	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	83.83		
5/15/2022	5/15/2022	255,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	274.13		
5/15/2022	5/15/2022	370,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	172.67		
5/16/2022	5/16/2022	253,981.00	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	95.24		
5/16/2022	5/16/2022	285,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	299.25		
5/18/2022	5/18/2022	305,000.00	43815EAC8	HAROT 2021-3 A3	0.41%	11/18/2025	104.21		
5/20/2022	5/20/2022	225,000.00	36262XAD6	GMALT 2021-3 A4	0.50%	7/21/2025	93.75		
5/20/2022	5/20/2022	235,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	76.38		
5/21/2022	5/21/2022	285,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	209.00		
5/24/2022	5/24/2022	245,000.00	34415LAP6	FOCUS BANK CD	2.20%	11/24/2022	2,672.85		
5/24/2022	5/24/2022	400,000.00	4581X0DM7	INTER-AMERICAN DEVEL BK NOTES	0.50%	5/24/2023	1,000.00		
5/24/2022	5/24/2022	790,000.00	14912L5X5	CATERPILLAR FINANCIAL SERVICES CORP NOTE	3.75%	11/24/2023	14,812.50		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
5/24/2022	5/24/2022	665,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/2023	831.25		
5/25/2022	5/25/2022	160,000.00	05591RAD6	BMWLT 2021-1 A4	0.37%	7/25/2024	49.33		
5/28/2022	5/28/2022	700,000.00	04636NAA1	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	1.20%	5/28/2026	4,200.00		
5/30/2022	5/30/2022	825,000.00	002824BE9	ABBOTT LABORATORIES CORP NOTES	3.40%	11/30/2023	14,025.00		
5/31/2022	5/31/2022	4,080,000.00	91282CCF6	US TREASURY N/B NOTES	0.75%	5/31/2026	15,300.00		
5/31/2022	5/31/2022	2,000,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/2025	2,500.00		
5/31/2022	5/31/2022	1,480,000.00	9128283J7	US TREASURY NOTES	2.12%	11/30/2024	15,725.00		
6/1/2022	6/1/2022	585,000.00	46647PCH7	JPMORGAN CHASE & CO (CALLABLE) CORP NOTE	0.82%	6/1/2025	2,410.20		
6/1/2022	6/25/2022	135,449.60	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	257.35		
6/1/2022	6/25/2022	860,707.19	3137FBTA4	FHLMC MULTIFAMILY STRUCTURED POOL	3.06%	8/1/2024	2,197.67		
6/1/2022	6/25/2022	400,000.00	3137BTU25	FHMS K724 A2	3.06%	11/1/2023	1,020.67		
6/1/2022	6/25/2022	373,378.93	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	1,110.56		
6/1/2022	6/25/2022	50,738.87	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	88.45		
6/1/2022	6/25/2022	665,000.00	3137BGK24	FHMS K043 A2	3.06%	12/1/2024	1,696.86		
6/2/2022	6/2/2022		MONEY0002	MONEY MARKET FUND			21.17		
6/4/2022	6/4/2022	300,000.00	3137EAF A2	FREDDIE MAC NOTES	0.25%	12/4/2023	375.00		
6/6/2022	6/6/2022	800,000.00	05531FBF9	BB&T CORPORATION NOTES (CALLABLE)	3.75%	12/6/2023	15,000.00		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
6/8/2022	6/8/2022	360,000.00	69371RQ82	PACCAR FINANCIAL CORP CORPORATE NOTES	0.80%	6/8/2023	1,440.00		
6/15/2022	6/15/2022	350,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	236.25		
6/15/2022	6/15/2022	155,000.00	50117TAC5	KCOT 2021-1A A3	0.62%	8/15/2025	80.08		
6/15/2022	6/15/2022	149,581.25	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	77.28		
6/15/2022	6/15/2022	255,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	274.13		
6/15/2022	6/15/2022	300,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	130.00		
6/15/2022	6/15/2022	140,000.00	44891TAD8	HALST 2021-A A4	0.42%	12/16/2024	49.00		
6/15/2022	6/15/2022	715,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/16/2026	619.67		
6/15/2022	6/15/2022	211,412.47	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	77.52		
6/15/2022	6/15/2022	162,223.49	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	58.13		
6/15/2022	6/15/2022	720,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	1,332.00		
6/15/2022	6/15/2022	220,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	69.67		
6/15/2022	6/15/2022	715,000.00	254683CS2	DCENT 2022-A2 A	3.32%	5/17/2027	1,252.84		
6/15/2022	6/15/2022	120,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	34.00		
6/15/2022	6/15/2022	610,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	279.58		
6/15/2022	6/15/2022	370,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	172.67		
6/15/2022	6/15/2022	77,987.28	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	26.00		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
6/16/2022	6/16/2022	237,401.91	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	89.03		
6/16/2022	6/16/2022	285,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	299.25		
6/18/2022	6/18/2022	305,000.00	43815EAC8	HAROT 2021-3 A3	0.41%	11/18/2025	104.21		
6/20/2022	6/20/2022	225,000.00	36262XAD6	GMALT 2021-3 A4	0.50%	7/21/2025	93.75		
6/20/2022	6/20/2022	235,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	76.38		
6/21/2022	6/21/2022	285,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	209.00		
6/25/2022	6/25/2022	160,000.00	05591RAD6	BMWLT 2021-1 A4	0.37%	7/25/2024	49.33		
6/25/2022	7/12/2022	380,000.00	05602RAD3	BMWOT 2022-A A3	3.21%	8/25/2026	1,253.68		
6/30/2022	6/30/2022	1,200,000.00	91282CBC4	US TREASURY NOTES	0.37%	12/31/2025	2,250.00		
6/30/2022	6/30/2022	1,225,000.00	912828XX3	US TREASURY NOTES	2.00%	6/30/2024	12,250.00		
6/30/2022	6/30/2022	2,410,000.00	91282CCJ8	US TREASURY N/B NOTES	0.87%	6/30/2026	10,543.75		
6/30/2022	6/30/2022	775,000.00	912828S35	US TREASURY NOTES	1.37%	6/30/2023	5,328.13		
Total INTEREST		85,617,166.90					386,407.92		0.00
MATURITY									
5/11/2022	5/11/2022	235,000.00	539830BE8	LOCKHEED MARTIN CORP NOTES (CALLED,OMD 3	2.90%	5/11/2022	236,325.14		
6/1/2022	6/1/2022	245,000.00	1404203C2	CAPITAL ONE BANK USA NA CD	2.40%	6/1/2022	247,931.95		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
MATURITY									
6/21/2022	6/21/2022	245,000.00	38148PKX4	GOLDMAN SACHS GROUP INC CD	2.35%	6/21/2022	247,870.86		
Total MATURITY		725,000.00					732,127.95		0.00
PAYDOWNS									
4/1/2022	4/25/2022	17,249.90	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	17,249.90		
4/1/2022	4/25/2022	26,168.74	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	26,168.74		
4/1/2022	4/25/2022	232.20	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	232.20		
4/15/2022	4/15/2022	13,971.26	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	13,971.26		
4/15/2022	4/15/2022	20,659.62	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	20,659.62		
4/15/2022	4/15/2022	29,015.67	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	29,015.67		
4/15/2022	4/15/2022	5,377.35	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	5,377.35		
4/16/2022	4/16/2022	19,199.81	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	19,199.81		
5/1/2022	5/25/2022	8,149.42	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	8,149.42		
5/1/2022	5/25/2022	8,594.85	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	8,594.85		
5/1/2022	5/25/2022	40,692.92	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	40,692.92		
5/15/2022	5/15/2022	26,137.65	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	26,137.65		
5/15/2022	5/15/2022	12,020.65	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	12,020.65		
5/15/2022	5/15/2022	6,635.37	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	6,635.37		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
5/15/2022	5/15/2022	17,221.93	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	17,221.93		
5/16/2022	5/16/2022	16,579.09	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	16,579.09		
6/1/2022	6/25/2022	1,001.71	3137FBTA4	FHLMC MULTIFAMILY STRUCTURED POOL	3.06%	8/1/2024	1,001.71		
6/1/2022	6/25/2022	13,720.89	3136AJB54	FANNIEMAE-ACES	3.34%	3/1/2024	13,720.89		
6/1/2022	6/25/2022	32,259.43	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	32,259.43		
6/1/2022	6/25/2022	11,434.57	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	11,434.57		
6/15/2022	6/15/2022	23,807.60	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	23,807.60		
6/15/2022	6/15/2022	11,423.58	14315FAD9	CARMX 2020-3 A3	0.62%	3/17/2025	11,423.58		
6/15/2022	6/15/2022	6,889.75	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	6,889.75		
6/15/2022	6/15/2022	16,754.77	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	16,754.77		
6/16/2022	6/16/2022	15,635.55	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	15,635.55		
Total PAYDOWNS		400,834.28					400,834.28		0.00
SELL									
4/1/2022	4/5/2022	165,000.00	91282CAX9	US TREASURY NOTES	0.12%	11/30/2022	163,717.87		-1,311.09
4/21/2022	4/22/2022	635,000.00	23341VZT1	DNB BANK ASA/NY LT CD	2.04%	12/2/2022	640,623.57		549.92
4/21/2022	4/26/2022	200,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/2023	196,780.50		-3,068.07
5/2/2022	5/4/2022	250,000.00	91282CAX9	US TREASURY NOTES	0.12%	11/30/2022	248,082.29		-2,008.41

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
SELL									
5/2/2022	5/4/2022	150,000.00	91282CAX9	US TREASURY NOTES	0.12%	11/30/2022	148,849.37		-1,196.57
5/2/2022	5/4/2022	155,000.00	912828N30	US TREASURY NOTES	2.12%	12/31/2022	156,497.59		-1,682.30
5/2/2022	5/4/2022	460,000.00	3137EAEQ8	FREDDIE MAC NOTES	0.37%	4/20/2023	452,306.88		-7,391.57
5/2/2022	5/4/2022	1,000,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	980,538.61		-18,620.48
5/3/2022	5/4/2022	1,000,000.00	65558TLL7	NORDEA BANK ABP NEW YORK CERT DEPOS	1.85%	8/26/2022	1,004,276.27		935.99
5/10/2022	5/12/2022	450,000.00	06406RAG2	BANK OF NY MELLON CORP NOTES	3.50%	4/28/2023	454,671.50		1,350.21
5/16/2022	5/18/2022	325,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	318,778.60		-5,975.44
5/17/2022	5/20/2022	200,000.00	91324PCC4	UNITEDHEALTH GROUP INC CORP NOTES	2.87%	3/15/2023	201,940.19		-362.26
5/25/2022	5/31/2022	125,000.00	912828ZP8	US TREASURY NOTES	0.12%	5/15/2023	122,736.28		-2,264.56
5/25/2022	5/26/2022	600,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	589,239.00		-10,335.74
5/25/2022	5/31/2022	760,000.00	3137EAER6	FREDDIE MAC NOTES	0.37%	5/5/2023	748,182.63		-11,924.20
6/2/2022	6/6/2022	440,000.00	91324PCC4	UNITEDHEALTH GROUP INC CORP NOTES	2.87%	3/15/2023	444,425.85		-1,043.63
6/2/2022	6/6/2022	400,000.00	4581X0DM7	INTER-AMERICAN DEVEL BK NOTES	0.50%	5/24/2023	392,978.67		-7,045.45
6/2/2022	6/6/2022	360,000.00	06406RAG2	BANK OF NY MELLON CORP NOTES	3.50%	4/28/2023	365,063.20		1,720.51
6/2/2022	6/6/2022	825,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	809,852.77		-14,614.14
Total SELL		8,500,000.00					8,439,541.64		-84,287.28

Portfolio Holdings

Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY NOTES DTD 04/30/2018 2.750% 04/30/2023	9128284L1	50,000.00	AA+	Aaa	6/3/2019	6/5/2019	51,652.34	1.87	231.66	50,351.34	49,945.31
US TREASURY NOTES DTD 05/02/2016 1.625% 04/30/2023	912828R28	4,800,000.00	AA+	Aaa	11/10/2021	11/12/2021	4,890,187.50	0.34	13,141.30	4,851,173.81	4,750,500.00
US TREASURY NOTES DTD 05/15/2020 0.125% 05/15/2023	912828ZP8	2,160,000.00	AA+	Aaa	1/4/2021	1/6/2021	2,159,746.88	0.13	344.84	2,159,906.30	2,108,700.00
US TREASURY NOTES DTD 06/30/2016 1.375% 06/30/2023	912828S35	775,000.00	AA+	Aaa	5/8/2019	5/9/2019	747,511.72	2.28	28.96	768,386.82	763,253.95
US TREASURY N/B NOTES DTD 07/31/2021 0.125% 07/31/2023	91282CCN9	240,000.00	AA+	Aaa	8/5/2021	8/9/2021	239,634.38	0.20	125.14	239,799.70	232,800.00
US TREASURY NOTES DTD 07/31/2018 2.750% 07/31/2023	912828Y61	145,000.00	AA+	Aaa	9/3/2019	9/5/2019	152,657.81	1.36	1,663.29	147,122.69	144,660.15
US TREASURY N/B NOTES DTD 08/31/2021 0.125% 08/31/2023	91282CCU3	900,000.00	AA+	Aaa	9/1/2021	9/3/2021	898,558.59	0.21	376.02	899,155.38	870,890.58
US TREASURY NOTES DTD 09/30/2021 0.250% 09/30/2023	91282CDA6	800,000.00	AA+	Aaa	10/1/2021	10/6/2021	799,718.75	0.27	502.73	799,822.86	773,500.00
US TREASURY NOTES DTD 10/01/2018 2.875% 09/30/2023	9128285D8	5,000,000.00	AA+	Aaa	11/10/2021	11/12/2021	5,224,609.38	0.47	36,133.88	5,149,085.70	4,993,750.00
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	2,350,000.00	AA+	Aaa	11/1/2021	11/3/2021	2,343,390.63	0.52	1,484.71	2,345,572.54	2,270,320.43
US TREASURY NOTES DTD 01/31/2017 2.250% 01/31/2024	912828V80	600,000.00	AA+	Aaa	5/8/2019	5/9/2019	598,851.56	2.29	5,631.22	599,615.19	593,062.50
US TREASURY NOTES DTD 02/28/2017 2.125% 02/29/2024	912828W48	95,000.00	AA+	Aaa	4/29/2019	5/1/2019	94,157.62	2.32	674.75	94,709.82	93,693.75
US TREASURY NOTES DTD 03/31/2017 2.125% 03/31/2024	912828W71	1,420,000.00	AA+	Aaa	1/13/2022	1/18/2022	1,455,000.78	0.99	7,584.97	1,447,852.43	1,398,921.80
US TREASURY NOTES DTD 03/31/2017 2.125% 03/31/2024	912828W71	2,650,000.00	AA+	Aaa	4/15/2021	4/16/2021	2,789,539.06	0.33	14,155.06	2,732,560.61	2,610,663.93
US TREASURY N/B NOTES DTD 04/15/2021 0.375% 04/15/2024	91282CBV2	4,350,000.00	AA+	Aaa	11/10/2021	11/12/2021	4,319,414.06	0.67	3,431.86	4,327,397.51	4,152,210.72

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY N/B NOTES DTD 05/31/2022 2.500% 05/31/2024	91282CER8	800,000.00	AA+	Aaa	6/2/2022	6/6/2022	797,687.50	2.65	1,693.99	797,767.24	792,875.04
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	1,225,000.00	AA+	Aaa	7/1/2019	7/3/2019	1,238,159.18	1.77	66.58	1,230,266.56	1,201,648.44
US TREASURY NOTES DTD 07/31/2019 1.750% 07/31/2024	912828Y87	740,000.00	AA+	Aaa	12/2/2019	12/4/2019	742,572.66	1.67	5,401.80	741,150.97	721,268.75
US TREASURY NOTES DTD 08/15/2014 2.375% 08/15/2024	912828D56	575,000.00	AA+	Aaa	10/25/201	10/28/201	595,282.23	1.61	5,130.52	583,978.33	567,363.31
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	9128282Y5	795,000.00	AA+	Aaa	12/2/2019	12/4/2019	811,334.77	1.68	4,246.52	802,620.42	780,093.75
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	635,000.00	AA+	Aaa	2/4/2021	2/5/2021	663,773.44	0.28	1,604.76	652,993.95	613,370.31
US TREASURY N/B NOTES DTD 11/15/2021 0.750% 11/15/2024	91282CDH1	5,000,000.00	AA+	Aaa	11/10/2021	11/15/2021	4,991,406.25	0.81	4,789.40	4,993,194.00	4,739,844.00
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	9128283J7	1,480,000.00	AA+	Aaa	1/2/2020	1/6/2020	1,512,085.94	1.66	2,663.80	1,495,827.87	1,449,012.50
US TREASURY NOTES DTD 01/31/2018 2.500% 01/31/2025	9128283V0	280,000.00	AA+	Aaa	2/3/2020	2/5/2020	295,301.56	1.36	2,919.89	287,936.32	276,237.50
US TREASURY N/B NOTES DTD 02/15/2022 1.500% 02/15/2025	91282CDZ1	1,175,000.00	AA+	Aaa	5/2/2022	5/4/2022	1,130,294.92	2.93	6,621.55	1,132,841.97	1,129,101.56
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	3,375,000.00	AA+	Aaa	1/3/2022	1/5/2022	3,294,184.57	1.11	2,132.30	3,305,996.57	3,131,367.19
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	2,000,000.00	AA+	Aaa	11/10/2021	11/12/2021	1,950,078.13	0.97	423.50	1,958,976.24	1,845,312.40
US TREASURY NOTES DTD 07/31/2020 0.250% 07/31/2025	91282CAB7	2,380,000.00	AA+	Aaa	4/15/2021	4/16/2021	2,335,839.84	0.69	2,481.91	2,348,267.81	2,184,393.75
US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025	91282CAM3	620,000.00	AA+	Aaa	9/1/2021	9/3/2021	610,578.91	0.63	389.62	612,484.65	566,234.34
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,200,000.00	AA+	Aaa	1/29/2021	2/2/2021	1,197,421.88	0.42	12.23	1,198,160.95	1,093,312.56
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	1,280,000.00	AA+	Aaa	7/2/2021	7/7/2021	1,255,400.00	0.80	2,002.21	1,260,691.43	1,163,600.00
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	1,600,000.00	AA+	Aaa	11/1/2021	11/3/2021	1,550,500.00	1.12	2,502.76	1,558,164.52	1,454,500.00

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	800,000.00	AA+	Aaa	10/1/2021	10/6/2021	784,500.00	0.83	1,251.38	787,132.45	727,250.00
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	1,000,000.00	AA+	Aaa	9/1/2021	9/3/2021	986,445.31	0.69	1,564.23	988,977.87	909,062.50
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	645,000.00	AA+	Aaa	3/1/2021	3/3/2021	635,098.24	0.69	1,008.93	637,773.65	586,345.31
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	3,000,000.00	AA+	Aaa	11/10/2021	11/12/2021	2,923,710.94	1.11	5,013.59	2,934,942.79	2,733,750.00
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	400,000.00	AA+	Aaa	3/31/2021	4/5/2021	392,359.38	0.90	668.48	394,288.74	364,500.00
US TREASURY N/B NOTES DTD 03/31/2021 0.750% 03/31/2026	91282CBT7	2,000,000.00	AA+	Aaa	4/15/2021	4/16/2021	1,991,015.63	0.84	3,770.49	1,993,204.64	1,836,875.00
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	1,680,000.00	AA+	Aaa	6/2/2021	6/4/2021	1,676,325.00	0.79	1,067.21	1,677,115.67	1,536,937.58
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	2,400,000.00	AA+	Aaa	2/15/2022	2/17/2022	2,281,312.50	1.96	1,524.59	2,291,481.38	2,195,625.12
US TREASURY N/B NOTES DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	2,050,000.00	AA+	Aaa	8/2/2021	8/4/2021	2,070,820.31	0.66	48.74	2,066,972.45	1,881,515.63
US TREASURY N/B NOTES DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	360,000.00	AA+	Aaa	4/1/2022	4/5/2022	334,687.50	2.64	8.56	336,111.02	330,412.50
US TREASURY NOTES DTD 08/15/2016 1.500% 08/15/2026	9128282A7	1,900,000.00	AA+	Aaa	5/2/2022	5/4/2022	1,784,886.72	3.02	10,707.18	1,789,155.63	1,783,921.78
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	500,000.00	AA+	Aaa	11/1/2021	11/3/2021	497,675.78	1.22	947.69	497,981.77	460,781.25
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	5,000,000.00	AA+	Aaa	11/10/2021	11/12/2021	4,984,375.00	1.19	9,476.90	4,986,364.73	4,607,812.50
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	400,000.00	AA+	Aaa	2/11/2022	2/14/2022	385,828.13	1.92	758.15	386,956.94	368,625.00
US TREASURY NOTES DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,160,000.00	AA+	Aaa	6/2/2022	6/6/2022	1,125,064.06	2.94	9,805.52	1,125,573.33	1,118,312.50
Security Type Sub-Total		74,790,000.00					74,590,637.34	1.01	178,215.37	74,467,865.56	70,958,135.19

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supranational											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	665,000.00	AAA	Aaa	11/17/2020	11/24/2020	663,570.25	0.32	170.87	664,332.78	640,372.39
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	1,530,000.00	AAA	Aaa	9/15/2021	9/23/2021	1,528,867.80	0.52	2,082.50	1,529,158.08	1,446,428.34
INTER-AMERICAN DEVELOPMENT BANK NOTES DTD 01/16/2020 1.750% 03/14/2025	4581X0DK1	835,000.00	AAA	Aaa	2/19/2021	2/23/2021	877,835.50	0.47	4,343.16	863,566.65	807,152.75
Security Type Sub-Total		3,030,000.00					3,070,273.55	0.47	6,596.53	3,057,057.51	2,893,953.48
Negotiable CD											
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	715,000.00	A-1	P-1	3/19/2021	3/23/2021	715,000.00	0.59	1,242.11	715,000.00	701,079.67
Security Type Sub-Total		715,000.00					715,000.00	0.59	1,242.11	715,000.00	701,079.67
Municipal											
SAN FRAN COMM FAC DIST, CA TXBL REV BNDS DTD 11/09/2017 2.500% 09/01/2022	79772EAE9	380,000.00	NR	NR	10/27/201	11/9/2017	377,362.80	2.66	3,166.67	379,906.94	379,958.20
SAN FRAN COMM FAC DIST, CA TXBL REV BNDS DTD 11/09/2017 2.500% 09/01/2022	79772EAX7	350,000.00	NR	NR	10/27/201	11/9/2017	348,355.00	2.61	2,916.67	349,941.95	349,961.50
TAMALPAIS UHSD, CA TXBL GO BONDS DTD 10/09/2019 1.971% 08/01/2023	874857KJ3	615,000.00	NR	Aaa	9/20/2019	10/9/2019	615,000.00	1.97	5,050.69	615,000.00	606,193.20
VENTURA CNTY CCD, CA TXBL GO BONDS DTD 10/31/2019 1.750% 08/01/2023	923040GT0	350,000.00	AA+	Aa1	10/3/2019	10/31/201	350,000.00	1.75	2,552.08	350,000.00	344,781.50
LONG BEACH CCD, CA TXBL GO BONDS DTD 10/23/2019 1.743% 08/01/2023	542411NH2	350,000.00	AA	Aa2	10/9/2019	10/23/201	350,000.00	1.74	2,541.88	350,000.00	344,998.50
CT ST TXBL GO BONDS DTD 06/11/2020 1.998% 07/01/2024	20772KJW0	150,000.00	A+	Aa3	5/29/2020	6/11/2020	150,000.00	2.00	1,498.50	150,000.00	147,694.50

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal											
WI DEPT OF TRANS TXBL REV BONDS DTD 07/30/2020 0.624% 07/01/2024	977123X60	640,000.00	AAA	NR	7/10/2020	7/30/2020	640,000.00	0.62	1,996.80	640,000.00	605,190.40
PALOMAR COMM COLL DIST, CA TXBL GO BONDS DTD 11/03/2020 0.794% 08/01/2024	697511FB4	440,000.00	AA	Aa2	10/16/202	11/3/2020	440,000.00	0.79	1,455.67	440,000.00	417,164.00
SAN DIEGO CCD, CA TXBL GO BONDS DTD 10/16/2019 2.046% 08/01/2024	797272QP9	245,000.00	AAA	Aaa	9/18/2019	10/16/201	245,000.00	2.05	2,088.63	245,000.00	239,313.55
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.702% 08/01/2024	798306WN2	415,000.00	NR	Aa2	10/16/202	10/29/202	415,000.00	0.70	1,213.88	415,000.00	393,835.00
VENTURA CNTY CCD, CA TXBL GO BONDS DTD 10/31/2019 1.800% 08/01/2024	923040GU7	490,000.00	AA+	Aa1	10/3/2019	10/31/201	490,000.00	1.80	3,675.00	490,000.00	475,055.00
MD ST TXBL GO BONDS DTD 08/05/2020 0.510% 08/01/2024	574193TQ1	375,000.00	AAA	Aaa	7/23/2020	8/5/2020	374,895.00	0.52	796.88	374,945.09	356,475.00
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	120,000.00	AA	Aa2	7/24/2020	8/6/2020	120,000.00	0.57	113.00	120,000.00	111,883.20
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	945,000.00	AA+	NR	12/16/202	12/23/202	945,000.00	0.87	2,420.78	945,000.00	879,511.50
SAN DEIGO CNTY WTR AUTH, CA TXBL REV BON DTD 07/22/2020 0.743% 05/01/2025	797412DM2	480,000.00	AAA	Aa2	7/9/2020	7/22/2020	480,000.00	0.74	594.40	480,000.00	451,036.80
UNIV OF CAL TXBL REV BONDS DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	375,000.00	AA	Aa2	7/10/2020	7/16/2020	375,000.00	0.88	423.10	375,000.00	348,468.75
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	155,000.00	AA	Aa3	9/3/2020	9/16/2020	156,095.85	1.11	974.95	155,686.71	145,281.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	150,000.00	AA	Aa3	9/3/2020	9/16/2020	150,994.50	1.12	943.50	150,623.20	140,595.00
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	400,000.00	AA	Aa3	9/3/2020	9/16/2020	400,000.00	1.26	2,516.00	400,000.00	374,920.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	410,000.00	AA+	Aaa	10/30/202	11/10/2020	410,000.00	0.77	1,320.54	410,000.00	379,578.00

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal											
MN ST TXBL GO BONDS DTD 08/25/2020 0.630% 08/01/2025	60412AVJ9	275,000.00	AAA	Aa1	8/11/2020	8/25/2020	275,000.00	0.63	721.88	275,000.00	253,423.50
SAN RAMON VALLEY USD, CA TXBL GO BONDS DTD 10/20/2020 0.740% 08/01/2025	799408Z85	405,000.00	AA+	Aa1	10/2/2020	10/20/202	405,000.00	0.74	1,248.75	405,000.00	374,147.10
CT ST TXBL GO BONDS DTD 09/13/2018 3.743% 09/15/2025	20772KEW5	630,000.00	A+	Aa3	11/17/2020	11/19/2020	716,706.90	0.83	6,943.27	687,706.13	637,226.10
LOS ANGELES USD, CA TXBL GO BONDS DTD 11/10/2021 1.455% 07/01/2026	544647FC9	310,000.00	NR	Aa3	10/28/202	11/10/2021	310,000.00	1.46	2,255.25	310,000.00	287,289.40
Security Type Sub-Total		9,455,000.00					9,539,410.05	1.22	49,428.77	9,513,810.02	9,043,981.20
Federal Agency											
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	570,000.00	AA+	Aaa	7/8/2020	7/10/2020	568,774.50	0.32	676.88	569,581.43	554,698.92
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	275,000.00	AA+	Aaa	9/1/2020	9/3/2020	274,994.50	0.25	242.53	274,997.88	266,661.45
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	1,500,000.00	AA+	Aaa	4/1/2020	4/3/2020	1,625,340.00	0.43	13,057.29	1,543,674.56	1,498,516.50
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	300,000.00	AA+	Aaa	12/2/2020	12/4/2020	299,703.00	0.28	56.25	299,858.69	288,504.00
FREDDIE MAC NOTES DTD 02/14/2020 1.500% 02/12/2025	3137EAEP0	790,000.00	AA+	Aaa	3/3/2020	3/4/2020	813,020.60	0.90	4,575.42	802,198.62	758,693.88
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	2,000,000.00	AA+	Aaa	9/1/2020	9/3/2020	1,992,920.00	0.45	2,625.00	1,995,515.09	1,838,222.00
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	1,150,000.00	AA+	Aaa	9/23/2020	9/25/2020	1,146,538.50	0.44	1,173.96	1,147,760.65	1,055,458.50
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	360,000.00	AA+	Aaa	11/9/2020	11/12/2020	358,711.20	0.57	270.00	359,133.01	330,437.52
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	1,125,000.00	AA+	Aaa	12/2/2020	12/4/2020	1,122,828.75	0.54	843.75	1,123,521.52	1,032,617.25
Security Type Sub-Total		8,070,000.00					8,202,831.05	0.48	23,521.08	8,116,241.45	7,623,810.02

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
FDIC CD											
BENEFICIAL BANK CD DTD 10/18/2017 2.150% 10/18/2022	08173QBX3	245,000.00	NR	NR	9/27/2017	10/18/2017	245,000.00	2.15	1,067.93	245,000.00	245,312.13
FOCUS BANK CD DTD 11/24/2017 2.200% 11/24/2022	34415LAP6	245,000.00	NR	NR	11/14/2017	11/24/2017	245,000.00	2.20	561.15	245,000.00	245,331.24
Security Type Sub-Total		490,000.00					490,000.00	2.18	1,629.08	490,000.00	490,643.37
Corporate											
BANK OF NY MELLON CORP NOTES DTD 04/30/2018 3.500% 04/28/2023	06406RAG2	600,000.00	A	A1	4/24/2019	4/26/2019	615,054.00	2.83	3,675.00	603,097.23	602,415.60
CHEVRON CORP CORPORATE NOTES DTD 05/11/2020 1.141% 05/11/2023	166764BV1	200,000.00	AA-	Aa2	5/7/2020	5/11/2020	200,000.00	1.14	316.94	200,000.00	196,552.60
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 06/08/2020 0.800% 06/08/2023	69371RQ82	360,000.00	A+	A1	6/1/2020	6/8/2020	359,499.60	0.85	184.00	359,843.71	352,594.44
AMERICAN EXPRESS CREDIT CORP NOTES (CALL DTD 08/03/2018 3.700% 08/03/2023	025816BW8	800,000.00	BBB+	A2	4/23/2019	4/26/2019	821,480.00	3.02	12,168.89	805,155.76	802,868.80
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 10/18/2016 2.250% 10/18/2023	89236TDK8	1,090,000.00	A+	A1	2/5/2020	2/7/2020	1,107,374.60	1.80	4,973.13	1,096,104.94	1,075,605.46
CATERPILLAR FINANCIAL SERVICES CORP NOTE DTD 11/26/2013 3.750% 11/24/2023	14912L5X5	790,000.00	A	A2	5/8/2019	5/10/2019	823,243.20	2.76	3,044.79	800,239.47	796,010.32
ABBOTT LABORATORIES CORP NOTES DTD 11/22/2016 3.400% 11/30/2023	002824BE9	825,000.00	AA-	A1	5/10/2019	5/14/2019	846,441.75	2.79	2,415.42	831,110.90	828,542.55
BB&T CORPORATION NOTES (CALLABLE) DTD 12/06/2018 3.750% 12/06/2023	05531FBF9	800,000.00	A-	A3	4/23/2019	4/25/2019	824,928.00	3.02	2,083.33	807,421.20	805,233.60
BANK OF AMERICA CORP NOTE DTD 01/21/2014 4.125% 01/22/2024	06051GFBO	1,395,000.00	A-	A2	4/23/2019	4/25/2019	1,456,477.65	3.12	25,415.16	1,415,220.58	1,408,715.64
CHARLES SCHWAB CORP NOTES DTD 10/31/2018 3.550% 02/01/2024	808513AY1	815,000.00	A	A2	4/25/2019	4/29/2019	843,321.25	2.76	12,055.21	824,445.85	815,875.31

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	635,000.00	A-	A3	5/7/2020	5/11/2020	695,623.45	1.20	4,960.06	661,900.58	636,814.83
MORGAN STANLEY CORP NOTES DTD 04/28/2014 3.875% 04/29/2024	61746BDQ6	745,000.00	A-	A1	7/19/2019	7/23/2019	788,604.85	2.56	4,971.84	761,721.03	746,970.53
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	300,000.00	AA	A1	5/10/2021	5/12/2021	299,562.00	0.50	183.75	299,727.85	285,199.20
US BANCORP NOTES (CALLABLE) DTD 07/29/2019 2.400% 07/30/2024	91159HHX1	845,000.00	A+	A2	7/30/2019	8/1/2019	844,247.95	2.42	8,506.33	844,686.82	824,081.18
BMW US CAPITAL LLC CORPORATE NOTES DTD 08/12/2021 0.750% 08/12/2024	05565EBU8	215,000.00	A	A2	8/9/2021	8/12/2021	214,980.65	0.75	622.60	214,986.35	202,799.83
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	160,000.00	A+	A1	8/9/2021	8/12/2021	160,000.00	0.63	386.73	160,000.00	150,869.44
WALT DISNEY COMPANY/THE (CALLABLE) DTD 09/06/2019 1.750% 08/30/2024	254687FK7	845,000.00	BBB+	A2	9/3/2019	9/6/2019	841,552.40	1.84	4,970.24	843,501.62	814,394.10
PNC BANK NA CORP NOTES (CALLABLE) DTD 11/01/2019 2.200% 11/01/2024	693475AY1	600,000.00	A-	A3	11/5/2019	11/8/2019	599,802.00	2.21	2,200.00	599,907.09	581,498.40
GOLDMAN SACHS GROUP INC (CALLABLE) CORP DTD 01/24/2022 1.757% 01/24/2025	38141GZH0	400,000.00	BBB+	A2	1/19/2022	1/24/2022	400,000.00	1.76	3,064.99	400,000.00	385,725.20
AMERICAN EXPRESS CO CORP NOTES (CALLABLE) DTD 03/04/2022 2.250% 03/04/2025	025816CQ0	350,000.00	BBB+	A2	3/1/2022	3/4/2022	349,646.50	2.29	2,559.38	349,684.88	336,916.30
ROCHE HOLDINGS INC (CALLABLE) CORPORATE DTD 03/10/2022 2.132% 03/10/2025	771196BT8	1,295,000.00	AA	Aa3	3/3/2022	3/10/2022	1,295,000.00	2.13	8,512.90	1,295,000.00	1,249,911.99
BMW US CAPITAL LLC CORP NOTES (CALLABLE) DTD 04/09/2020 3.900% 04/09/2025	05565EBK0	575,000.00	A	A2	8/12/2021	8/16/2021	632,005.50	1.12	5,107.92	618,027.98	574,307.13

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
HOME DEPOT INC (CALLABLE) CORPORATE NOTE DTD 03/28/2022 2.700% 04/15/2025	437076CM2	105,000.00	A	A2	3/24/2022	3/28/2022	104,816.25	2.76	732.38	104,831.92	102,764.45
BANK OF NY MELLON CORP (CALLABLE) CORP N DTD 04/26/2022 3.350% 04/25/2025	06406RBC0	1,000,000.00	A	A1	4/19/2022	4/26/2022	999,860.00	3.36	6,048.61	999,868.44	988,696.00
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	255,000.00	BBB+	A3	4/27/2021	5/4/2021	255,000.00	0.98	416.93	255,000.00	238,826.37
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	270,000.00	BBB+	A3	4/28/2021	5/4/2021	270,715.50	0.91	441.45	270,438.60	252,874.98
CHEVRON CORP (CALLABLE) NOTES DTD 05/11/2020 1.554% 05/11/2025	166764BW9	425,000.00	AA-	Aa2	5/13/2020	5/15/2020	427,108.00	1.45	917.29	426,193.98	402,951.43
GENERAL DYNAMICS CORP (CALLABLE) CORP NO DTD 05/11/2018 3.500% 05/15/2025	369550BG2	700,000.00	A-	A3	3/4/2021	3/8/2021	772,884.00	0.96	3,130.56	749,052.72	698,014.10
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	585,000.00	A-	A2	5/24/2021	6/1/2021	585,000.00	0.82	401.70	585,000.00	547,210.17
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	220,000.00	A-	A2	4/27/2022	5/4/2022	219,940.60	3.46	1,201.75	219,943.63	218,748.42
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	353,000.00	A+	A2	6/17/2021	6/21/2021	349,484.12	0.98	353.00	350,305.08	321,467.22
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	250,000.00	A+	A2	6/23/2021	6/25/2021	247,857.50	0.95	250.00	248,353.67	227,668.00
CITIGROUP INC CORP NOTES (CALLABLE) DTD 01/25/2022 2.014% 01/25/2026	17327CAN3	245,000.00	BBB+	A3	1/18/2022	1/25/2022	245,000.00	2.01	2,138.20	245,000.00	229,675.74
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 02/12/2021 0.855% 02/12/2026	38141GXS8	650,000.00	BBB+	A2	2/12/2021	2/17/2021	651,326.00	0.81	2,145.81	650,962.64	591,431.10

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 02/18/2022 2.630% 02/18/2026	61747YEM3	310,000.00	A-	A1	2/16/2022	2/18/2022	310,000.00	2.63	3,012.08	310,000.00	297,548.54
JPMORGAN CHASE & CO CORP NOTE DTD 03/13/2020 2.005% 03/13/2026	46647PBH8	750,000.00	A-	A2	10/1/2021	10/6/2021	770,182.50	1.38	4,511.25	766,841.60	700,827.00
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 1.200% 05/28/2026	04636NAA1	700,000.00	A-	A3	7/15/2021	7/19/2021	700,742.00	1.18	770.00	700,594.37	631,639.40
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 1.300% 09/09/2026	02665WDZ1	1,000,000.00	A-	A3	11/29/2021	12/1/2021	985,630.00	1.61	4,044.44	987,377.81	900,480.00
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 01/10/2022 1.700% 01/08/2027	14913R2U0	800,000.00	A	A2	1/10/2022	1/12/2022	794,608.00	1.84	6,460.00	795,111.10	732,592.80
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 01/10/2022 1.700% 01/11/2027	24422EWA3	800,000.00	A	A2	1/11/2022	1/13/2022	795,488.00	1.82	6,460.00	795,906.05	729,286.40
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	180,000.00	A	A2	1/19/2022	1/24/2022	179,694.00	1.99	1,530.75	179,720.61	166,657.86
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	650,000.00	A	A2	1/21/2022	1/25/2022	651,423.50	1.90	5,527.71	651,300.43	601,820.05
IBM CORP CORPORATE NOTES DTD 02/09/2022 2.200% 02/09/2027	459200KM2	1,000,000.00	A-	A3	2/23/2022	2/25/2022	987,660.00	2.47	8,677.78	988,519.03	925,691.00
HONEYWELL INTERNATIONAL (CALLABLE) CORP DTD 08/16/2021 1.100% 03/01/2027	438516CE4	700,000.00	A	A2	3/1/2022	3/3/2022	667,296.00	2.09	2,566.67	669,447.58	621,694.50
NORTHERN TRUST CORP NOTE (CALLABLE) DTD 05/10/2022 4.000% 05/10/2027	665859AW4	670,000.00	A+	A2	5/10/2022	5/12/2022	676,472.20	3.79	3,796.67	676,291.82	673,521.52
UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 05/20/2022 3.700% 05/15/2027	91324PEG3	440,000.00	A+	A3	6/2/2022	6/6/2022	443,590.40	3.52	1,854.11	443,540.64	439,608.40

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 05/20/2022 3.700% 05/15/2027	91324PEG3	200,000.00	A+	A3	5/17/2022	5/20/2022	199,892.00	3.71	842.78	199,894.49	199,822.00
Security Type Sub-Total		27,898,000.00					28,310,515.92	2.13	180,610.53	28,061,280.05	26,915,419.90
Agency CMBS											
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	124,015.03	AA+	Aaa	9/4/2019	9/9/2019	125,639.76	1.86	235.63	124,225.87	123,618.71
FHMS K724 A2 DTD 01/01/2017 3.062% 11/01/2023	3137BTU25	400,000.00	AA+	Aaa	1/28/2021	2/2/2021	427,015.63	0.58	1,020.67	413,157.31	397,429.76
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	359,658.04	AA+	Aaa	12/13/201	12/18/201	377,135.18	2.14	1,002.85	366,591.97	357,950.25
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	18,479.44	AA+	Aaa	11/20/2019	11/26/2019	18,479.00	2.09	32.22	18,479.25	18,434.26
FHLMC MULTIFAMILY STRUCTURED POOL DTD 11/01/2017 3.064% 08/01/2024	3137FBTA4	859,705.48	AA+	Aaa	5/25/2022	5/31/2022	860,847.28	3.00	2,195.11	860,802.64	854,018.02
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	665,000.00	AA+	Aaa	3/19/2020	3/25/2020	697,938.28	1.95	1,696.86	682,007.85	661,987.06
Security Type Sub-Total		2,426,857.99					2,507,055.13	2.12	6,183.34	2,465,264.89	2,413,438.06
ABS											
NALT 2020-B A3 DTD 09/29/2020 0.430% 10/16/2023	65480EAD3	138,415.89	AAA	Aaa	9/22/2020	9/29/2020	138,401.65	0.43	26.45	138,409.85	137,882.77
MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	71,097.53	AAA	NR	9/15/2020	9/23/2020	71,093.93	0.40	12.64	71,095.96	70,659.58
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	235,000.00	AAA	Aaa	4/13/2021	4/21/2021	234,972.58	0.39	28.00	234,983.48	230,068.71
BMWLT 2021-1 A4 DTD 03/10/2021 0.370% 07/25/2024	05591RAD6	160,000.00	AAA	Aaa	3/2/2021	3/10/2021	159,993.65	0.37	9.87	159,996.11	155,127.73
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	194,657.70	AAA	Aaa	7/21/2020	7/27/2020	194,642.72	0.44	38.07	194,649.56	192,087.67

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
ABS											
HALST 2021-A A4 DTD 01/20/2021 0.420% 12/16/2024	44891TAD8	140,000.00	AAA	Aaa	1/12/2021	1/20/2021	139,988.35	0.42	26.13	139,992.66	136,693.73
CARMX 2020-3 A3 DTD 07/22/2020 0.620% 03/17/2025	14315FAD9	138,157.67	AAA	NR	7/14/2020	7/22/2020	138,133.99	0.62	38.07	138,143.87	136,236.33
GMCAR 2020-3 A3 DTD 08/19/2020 0.450% 04/16/2025	362590AC5	221,766.36	NR	Aaa	8/11/2020	8/19/2020	221,715.62	0.46	41.58	221,735.93	218,122.94
GMALT 2021-3 A4 DTD 08/18/2021 0.500% 07/21/2025	36262XAD6	225,000.00	AAA	NR	8/10/2021	8/18/2021	224,991.88	0.50	34.38	224,993.68	213,796.60
KCOT 2021-1A A3 DTD 04/14/2021 0.620% 08/15/2025	50117TAC5	155,000.00	NR	Aaa	4/6/2021	4/14/2021	154,968.29	0.62	42.71	154,977.16	147,328.46
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	220,000.00	AAA	NR	4/20/2021	4/28/2021	219,976.86	0.38	37.16	219,983.06	213,074.80
KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	370,000.00	NR	Aaa	7/20/2021	7/28/2021	369,986.05	0.56	92.09	369,989.05	348,438.76
HAROT 2021-3 A3 DTD 08/25/2021 0.410% 11/18/2025	43815EAC8	305,000.00	AAA	NR	8/17/2021	8/25/2021	304,995.55	0.41	45.16	304,996.44	291,948.68
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	120,000.00	AAA	NR	1/20/2021	1/27/2021	119,976.29	0.34	18.13	119,983.20	116,976.60
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	285,000.00	NR	Aaa	11/16/2021	11/24/2021	284,939.92	0.89	69.67	284,948.58	272,292.36
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	300,000.00	AAA	NR	4/13/2021	4/21/2021	299,935.35	0.52	69.33	299,951.34	291,229.65
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	610,000.00	AAA	Aaa	7/21/2021	7/28/2021	609,899.66	0.55	149.11	609,918.68	586,144.12
FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	AAA	NR	1/19/2022	1/24/2022	254,969.71	1.29	146.20	254,972.70	244,395.34
BMWOT 2022-A A3 DTD 05/18/2022 3.210% 08/25/2026	05602RAD3	380,000.00	AAA	Aaa	5/10/2022	5/18/2022	379,980.24	3.21	203.30	379,980.80	376,147.03
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	350,000.00	AAA	NR	10/26/2021	11/3/2021	349,952.33	0.81	126.00	349,958.66	332,984.44
HART 2022-A A3 DTD 03/16/2022 2.220% 10/15/2026	448977AD0	720,000.00	AAA	NR	3/9/2022	3/16/2022	719,972.28	2.22	710.40	719,974.05	698,928.34
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	285,000.00	AAA	NR	1/11/2022	1/19/2022	284,975.23	1.26	149.63	284,977.52	272,365.35

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
ABS											
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/16/2026	14041NFY2	715,000.00	AAA	NR	11/18/2021	11/30/2021	714,901.47	1.04	330.49	714,913.05	676,040.58
DCENT 2022-A2 A DTD 05/26/2022 3.320% 05/17/2027	254683CS2	715,000.00	NR	Aaa	5/19/2022	5/26/2022	714,941.87	3.32	1,055.02	714,943.02	709,290.51
Security Type Sub-Total		7,309,095.15					7,308,305.47	1.23	3,499.59	7,308,468.41	7,068,261.08
Managed Account Sub Total		134,183,953.14					134,734,028.51	1.25	450,926.40	134,194,987.89	128,108,721.97
Securities Sub Total		\$134,183,953.14					\$134,734,028.51	1.25%	\$450,926.40	\$134,194,987.89	\$128,108,721.97
Accrued Interest											\$450,926.40
Total Investments											\$128,559,648.37

Important Disclosures

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- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- **Repurchase Agreements:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **Settle Date:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- **Supranational:** A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- **Trade Date:** The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- **Unsettled Trade:** A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- **U.S. Treasury:** The department of the U.S. government that issues Treasury securities.
- **Yield:** The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- **YTM at Cost:** The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- **YTM at Market:** The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.



STAFF REPORT

August 10, 2022
File Number 0440-35

SUBJECT

ESTABLISHING THE PROPERTY TAX RATE AND FIXED CHARGE ASSESSMENTS FOR GENERAL OBLIGATION BONDED INDEBTEDNESS

DEPARTMENT

Finance

RECOMMENDATION

It is requested that the City Council adopt Resolution No. 2022-112 to establish the property tax rate and fixed charge assessments for bonded indebtedness for Fiscal Year 2022/23.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Michelle Collett, Revenue Manager

FISCAL ANALYSIS

A total of \$4,807,000 will be needed for the annual debt service payments for the General Obligation Bonds. This represents \$1,208,500 due in March 2023 and \$3,598,500 due in September 2023.

PREVIOUS ACTION

The City Council certified the results of the November 2, 2004, election approving Proposition P on December 1, 2004. On July 12, 2006, the City Council authorized the issuance and sale of the General Obligation Bonds. The Bonds provided financing for the construction of three new fire stations, a replacement of Fire Station 1, and a combined Police and Fire Headquarters Facility.

The City of Escondido General Obligation Bonds, Election of 2004, Series A (Fire, Police, and Emergency Response Measure) were refunded on June 9, 2015 by the issuance of the General Obligation Refunding Bonds Series 2015. The Bonds mature on September 1, 2036.

BACKGROUND

General Obligation Bonds are secured by the legal obligation to levy an ad valorem property tax upon taxable property within the City in an amount sufficient to pay the yearly debt service (principal and interest) payment. The debt service payment for March 2023 is \$1,208,500 and the debt service payment for September 2023 is \$3,598,500. The City is required to set a tax rate to meet these financial obligations.



CITY of ESCONDIDO

STAFF REPORT

The assessed value for property in Escondido is used as the basis for applying the levy to taxable properties.

The starting point for calculating the property tax levy is the current year taxable assessed value. To this assessed value amount, a delinquency factor is applied. The City's fiscal year 2021/22 delinquency rates for secured and unsecured property are estimated to be 1.07 percent and 0.74 percent, respectively, and the five-year average delinquency rates were 0.98 percent and 1.68 percent.

For Fiscal Year 2022/23, the City has used a 3 percent delinquency factor in calculating the property tax rate for both secured and unsecured property. The delinquency factors used in calculation of the property tax rate for the past five tax years 2017/18 to 2021/22 were 3.5 percent, 2.5 percent, 2.5 percent, 3.0 percent, and 3.0 percent respectively.

Description	FY 2021/22	FY 2022/23	% Increase (Decrease) in Valuation
Secured Assessed Valuation	\$17,931,895,126.00	\$19,176,547,629.00	
Less Delinquency Factor	(537,956,853.78)	(561,035,207.00)	
Net Collectible Secured	17,393,938,272.22	18,615,512,422.00	7.02%
Unsecured Assessed Valuation	466,412,996.96	561,035,207.00	
Less Delinquency Factor	(13,992,371.04)	(16,831,056.21)	
Net Collectible Unsecured	452,419,996.96	544,204,150.79	20.3%
TOTAL ALL NET COLLECTIBLE	\$17,846,358,269.18	\$19,159,716,572.79	7.4%



CITY of ESCONDIDO

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The County of San Diego has provided to the City the estimated 2022/23 Fiscal Year assessed valuations to be used for the tax rate computation. A two-year comparison of the City's secured and unsecured assessed valuations, as adjusted by the applicable annual delinquency factor, is shown below. The net collectible assessed valuations increased by approximately 7.4 percent. This increase in net collectible assessed value will cause a decrease in the calculated property tax rate for fiscal year 2022/23.

In order to collect the required debt service, the property tax rate will be set at 0.01963 per \$100 of assessed value. This represents \$19.63 per \$100,000 of assessed value, resulting in a decrease of \$1.02 when compared to last year's property tax rate of \$20.65.

RESOLUTIONS

- a. Resolution No. 2022-112
- b. Resolution No. 2022-112 Exhibit "A" Certificate and Calculation of Property Tax Rate for fiscal year 2022/23

ORDINANCES

ATTACHMENTS

RESOLUTION NO. 2022-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ESTABLISHING THE PROPERTY TAX RATE AND FIXED CHARGE ASSESSMENTS FOR BONDED INDEBTEDNESS FOR FISCAL YEAR 2022/23

WHEREAS, the City Council of the City of Escondido desires to establish the rate of property tax required to generate an amount of revenue from the tax base to provide sufficient moneys to pay debt service on the voter approved bonded indebtedness payable during the fiscal year ending June 30, 2023; and

WHEREAS, the total net taxable secured assessed valuation of the City of Escondido ("City") is now estimated at \$19,176,547,629.00 full value; and

WHEREAS, the total net taxable unsecured assessed valuation of the City is now estimated at \$561,035,207.00 full value.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, as follows:

1. That the above recitations are true.

2. That the property tax rate within the City for the City of Escondido General Obligation Refunding Bonds, Series 2015 (Fire, Police, and Emergency Response Measure) for the fiscal year ending June 30, 2023, be and hereby is established at \$0.01963 per \$100 assessed value.

3. That the City Manager and the Director of Finance are each hereby directed and authorized to take any and all actions necessary to ensure that such property tax rate is enrolled with the County of San Diego Auditor & Controller, including, but not limited to, filing the Tax Amount Rate Certificate attached hereto as Exhibit "A" and is incorporated by this reference.

\$61,520,000
CITY OF ESCONDIDO
San Diego County, California
General Obligation Refunding Bonds, Series 2015
(Fire, Police and Emergency Response Measure)

I, Christina Holmes, hereby certify that I am the Finance Director of the City of Escondido (the "City"), and as such I am authorized to execute this certificate on behalf of the City.

I hereby further certify that in connection with the City's \$61,520,000 General Obligation Refunding Bonds, Series 2015 (Fire, Police and Emergency Response Measure) the City Council has adopted the attached Resolution No. 2022-112 establishing the tax rate and fixed charge assessments for bonded indebtedness for 2022/23 and attached herewith is the summary for the calculation of the property tax rate for 2022/23.

IN WITNESS WHEREOF, I hereunto set my hand this 10th day of August, 2022.

CITY OF ESCONDIDO

By:

Christina Holmes, Director of Finance

**City of Escondido
 General Obligation Refunding Bonds, Series 2015
 Calculation of Debt Service Requirements
 Fiscal Year 2022-23**

<u>Description</u>	<u>Delinquency Rate at 3.00%</u>	<u>FY 22-23 Tax Rate Calculation</u>
Resources Required:		
Annual Debt Service Payments:		
March 2023	\$ 1,208,500.00	
September 2023	<u>3,598,500.00</u>	
Total Required		\$ 4,807,000.00
Resources Available:		
Cash as of June 30, 2022	4,549,465.28	
Debt Service Payment, September 2022	(3,540,375.00)	
Payment of Trustee Fees	(1,000.00)	
Consultant Fees	<u>(3,050.00)</u>	
Remaining Cash Resources after next Debt Service Payment	1,005,040.28	
FY 21-22 Property Tax Revenue Apportionment #12, not yet recorded in G/L (estimated)	<u>35,252.10</u>	
Total Resources Available for FY 22-23 Debt Service Payments		<u>1,040,292.38</u>
Net FY 22-23 Tax Revenues needed for Debt Service Requirement		3,766,707.62
Unsecured Calculation:		
FY 22-23 Taxable Unsecured Assessed Valuation for the City - without Homeowners Exemptions	561,035,207.00	
Delinquency Factor	<u>(16,831,056.21)</u>	
Estimated Net Collectible Unsecured Assessed Valuation	544,204,150.79	
FY 22-23 Tax Rate Per \$100 of Net Assessed Value	<u>0.020650</u>	
Total Unsecured times Tax Rate divided by \$100		<u>112,378.16</u>
Total Remaining FY 22-23 Debt Service Coverage Requirement to be Levied against Secured Property		<u>\$ 3,654,329.46</u>
Secured Calculation:		
FY 22-23 Taxable Secured Assessed Valuation for the City - without Homeowners Exemptions	19,176,547,629.00	
Delinquency Factor	<u>(561,035,207.00)</u>	
Estimated Net Collectible Secured Assessed Valuation	18,615,512,422.00	
Net FY 22-23 Collectible Taxable Secured Assessed Valuation divided by \$100		<u>\$186,155,124.22</u>
FY 22-23 Tax Rate per \$100 of Net Assessed Value		<u>0.01963</u>



STAFF REPORT

August 10, 2022
File Number 0610-90

SUBJECT

REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

DEPARTMENT

City Attorney

RECOMMENDATION

Request the City Council adopt Resolution No. 2022-117 by making the requisite findings and permit the City Council and its standing committees the flexibility to use modified Brown Act procedures for teleconferencing into meetings during this emergency period.

Staff Recommendation: Approval (Michael R. McGuinness, City Attorney and Zack Beck, City Clerk)

Presenter: Michael R. McGuinness, City Attorney

FISCAL ANALYSIS

There does not appear to be a material fiscal impact, if any, in the adoption of Resolution No. 2022-117.

PREVIOUS ACTION

None.

BACKGROUND

A. AB 361.

California Assembly Bill 361 (AB 361) permits legislative bodies of state and local entities to continue to meet virtually and remotely through telephonic and internet means (i.e., via teleconference) during a proclaimed state of emergency, without having to meet the quorum, posting, access and other requirements of traditional teleconference meetings under the Ralph M. Brown Act (Brown Act) Open Meeting laws found in Government Code section 54950-54963. Legislative bodies may continue to meet virtually pursuant to AB 361 until the end of the current state of emergency, and during any future state of emergency, up until January 1, 2024.

The suspended and modified Brown Act teleconferencing requirements during the COVID-19 pandemic have now expired. If the City wishes to continue to implement modified rules for remote meetings, it must adopt Resolution No. 2022-117 and thereafter re-adopt the emergency declaration to maintain



CITY of ESCONDIDO

STAFF REPORT

these virtual procedures every 30 days. The matter will appear on the Consent Calendar in the future and the City Council may always pull the matter for further consideration and discussion.

Given the recent need to allow councilmembers to teleconference into City Council meetings, recent requests from the Planning Commission to make teleconference available, and with a resurgence in COVID cases, this need for flexibility has taken on greater importance.

B. AB 361’s Abbreviated Teleconferencing Rules.

AB 361 amended the Brown Act to add subdivision (e) to Government Code section 54953. This subdivision describes the circumstances and procedures for adopting abbreviated teleconferencing procedures during a proclaimed state of emergency, such as the current continuing COVID-19 pandemic. Subdivision (e)(1) of the statute provides the circumstances and requirements under which a local legislative body may adopt the abbreviated teleconferencing procedures. Once a local legislative body meets the requirements for adopting teleconferencing procedures, subdivision (e)(2) provides the requirements for the abbreviated teleconferencing procedures that the local legislative body must implement.

A local legislative body, such as the City of Escondido and its standing subcommittees, may elect to use AB 361’s abbreviated teleconferencing procedures where a state of emergency has been formally proclaimed, provided:

1. State or local officials have imposed or recommended measures to promote social distancing at the time the legislative body holds the meeting (Government Code section 54953(e)(1)(A)); or
2. The legislative body holds a meeting for the purpose of determining by majority vote whether, as a result of proclaimed state of emergency, meeting in person would present imminent risks to the health and safety of attendees (Government Code section 54953(e)(1)(B)); or
3. The legislative body has determined that, as a result of the proclaimed state of emergency, meeting in person would continue to present imminent risks to the health or safety of attendees (Government Code section 54953(e)(1)(C)).

AB 361 further imposes on local legislative bodies a duty to make factual findings to justify its election to continue to use the law’s abbreviated teleconferencing procedures. (Government Code section 54953(e)(3)). Local legislative bodies who wish to consider using AB 361’s abbreviated teleconferencing procedures must make the following factual findings and every 30 days thereafter:

1. The legislative body has reconsidered the circumstances of the state of emergency.



CITY of ESCONDIDO

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2. Either of the following circumstances exist:

- a. The state of emergency continues to directly impact the ability of the members to meet safely in person.
- b. State or local officials continue to impose or recommend measures to promote social distancing.

AB 361 was designed not only to deal with COVID-19 but also to other types of states of emergency as defined in Government Code section 8625 of the California Emergency State Services Act.

C. Abbreviated Teleconference Requirements for Open Meetings.

Once a local legislative body has satisfied the requirements for using abbreviated teleconferencing, AB 361 provides:

1. Notice and agenda.

The legislative body must provide notice and post agendas as otherwise required under the Brown Act (setting aside traditional teleconferencing requirements), and must indicate on the notice the means by which the public may access the meeting and offer comment. The agenda must identify and include an opportunity for all persons to attend via a call-in option or internet-based service. The adoption of the Resolution allows for the waiver of certain usual Brown Act teleconferencing requirements, including the need for the agenda to be posted at all teleconferencing locations and public access at all teleconference locations. Moreover, the notices and agenda do not need to list the teleconferencing locations of the members of the legislative body, and a quorum of the members of the legislative body do not need to participate within physical boundaries of the territory over which the local legislative body exercises jurisdiction.

2. Public Comment.

Additionally, AB 361 includes new rules for public comment. Since the City does not require pre-registration for public comment nor does it require that public comments be submitted in advance, and allows for public comment to be provided to the Clerk for reading before the agenda item is discussed and adjudicated by the City Council, the City already conforms to AB 361's requirements.

3. Disrupted Broadcasting Procedures.

In the event there is a broadcasting disruption of the meeting to the public by phone or by internet, the local legislative body is prohibited from taking further action on agenda items until public access is restored. Actions taken on agenda items during a disruption are subject to challenge.



CITY of ESCONDIDO

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4. Subsequent Meetings Every 30 days Until January 1, 2024.

In order to maintain continuity of the election to use AB 361's abbreviated teleconferencing procedures provided by statute, the legislative body must meet every 30 days to make the justifying factual findings by majority vote. This requirement may be completed by Consent Item.

CONCLUSION

It is recommended that the City Council adopt Resolution No. 2022-117 by making the requisite findings and permit the City Council and its standing committees the flexibility to use modified Brown Act procedures for teleconferencing into meetings during this emergency period. Thereafter, the City Council can assess the need for such a continued declaration.

RESOLUTIONS

- a. Resolution No. 2022-117

RESOLUTION NO. 2022-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

WHEREAS, on March 4, 2020, Governor Newsom declared a statewide emergency arising from COVID-19 pursuant to Government Code section 8625; and

WHEREAS, in response to the novel coronavirus (“COVID-19”) pandemic, Governor Newsom adopted a series of Executive Orders allowing the legislative bodies of local governments to meet remotely via teleconference so long as other provisions of the Ralph M. Brown Act (“Brown Act”) were followed; and

WHEREAS, AB 361 was enacted amending the Brown Act to allow governing boards to continue holding virtual meetings outside the teleconferencing requirements of Government Code section 54953(b), if the board makes a finding that there is a proclaimed State of Emergency, and either (1) state or local officials have imposed or recommended social distancing measures, or (2) meeting in person would present imminent risks to the health or safety of attendees due to the emergency; and

WHEREAS, social distancing measures have been imposed and implemented by State and/or the City to mitigate the spread of COVID-19; and

WHEREAS, the City Council believes the spread of COVID-19 poses an imminent risk to the health and safety of in person meeting attendees; and

WHEREAS, the City Council, on behalf of itself and its standing boards, commissions and committees, is committed to open and transparent governance in compliance with the Brown Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California as follows:

1. That the recitals set forth above are true and correct and fully incorporated into this Resolution by reference.

2. That the City Council recognizes that a State of Emergency in the State of California continues to exist due to the COVID-19 pandemic.

3. That the City Council recognizes that social distancing measures remain recommended by state and local officials.

4. That the City Council finds that under certain circumstances, holding in-person meetings may present imminent risks to the health or safety of council members and/or attendees due to the cause of the State of Emergency and that the cause of the State of Emergency directly impacts the ability of the governing board members to meet safely in person.

5. The City Council hereby authorizes the use of teleconferencing for all meetings in accordance with Government Code section 54953(e) and all other applicable provisions of the Brown Act, for a period of thirty (30) days prior to and from the adoption of this resolution, or such a time that the Governing Board adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) or as otherwise allowable under state law.



STAFF REPORT

August 10, 2022

File Number 0697-20-10306

SUBJECT

SHORT-FORM RENT INCREASE APPLICATION FOR CAREFREE RANCH MOBILEHOME PARK (FILE NO. 0697-20-10306)

DEPARTMENT

City Manager Office; Housing & Neighborhood Services Division

RECOMMENDATION

Request the City Council review Carefree Ranch Mobilehome Park short-form application and if desired, adopt the Rent Review Board Resolution No. RRB 2022-103.

Staff Recommendation: Consider the short-form rent increase application submitted by Carefree Ranch Mobilehome Park and if approved, adopt Rent Review Board Resolution No. RRB 2022-103 (City Manager Office: Robert Van De Hey)

Presenter: Holly Nelson, Housing and Neighborhood Services Manager

FISCAL ANALYSIS

Staff time and resources were expended to process the short-form application. Staff reviewed the application, evaluated the mobilehome park for code violations and conducted public outreach with the affected park residents, park manager and owners. No additional fiscal impact was incurred by the City.

PREVIOUS ACTION

On June 8, 1988, the Escondido residents voted to approve Proposition K to enact Mobilehome Rent Control in the City of Escondido ("City"). Under Proposition K, if a park owner wants to increase the rent on a mobilehome rent control space, they must file an application with the City and obtain approval from the Mobilehome Park Rent Review Board ("Board"). This Board is an independent body comprised of the City of Escondido Councilmembers.

In 1997, the Board adopted changes to the Mobilehome Rent Review Board Guidelines to allow for the acceptance of a "short-form" application. The short-form is an abbreviated and less administrative burdensome application process for park owners and City staff. A park owner can request a rent increase based solely on the change in the San Diego Metropolitan Area's Consumer Price Index ("CPI"), All Items/All Urban Consumers component since the last increase was granted by the Board. The requested increase may not exceed ninety percent (90%) of the increase in CPI since the last application was granted



CITY of ESCONDIDO

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by the Board, or 8% of the current rent, whichever is less, subject to a two-year limit. Park owners are allowed to apply one-year from the date the last application was submitted.

BACKGROUND

Carefree Ranch Park (“Park”) is an age-restricted park (55+) located at 211 North Citrus Avenue, Escondido, California. Out of the 184 spaces located in the park, the park owner is requesting an increase for 54 rent-controlled spaces. The amenities available for the residents include a furnished clubhouse, guest house, pool, jacuzzi, restrooms and laundry facilities.

Carefree Ranch Mobilehome Park submitted a short-form application on May 12, 2022 (Attachment “1”). City staff reviewed the application and deemed the application to be complete on June 22, 2022. City staff mailed a letter on July 1, 2022, notifying the affected park residents of the application, proposed rent increase, upcoming residential meeting, and public hearing date (Attachment “2”).

The Carefree Ranch Mobilehome Park short-form application was available for review at the Carefree Ranch’s park office, Housing & Neighborhood Services Division counter at City Hall and the City’s website. City staff elected to post the application online on the Housing & Neighborhood’s website to promote transparency and remove potential barriers to access.

Housing & Neighborhood Services and Code Compliance staff facilitated an onsite meeting for the affected Carefree Ranch residents on July 11, 2022, at 6:00 p.m. Code Compliance conducted a lighting inspection on July 11 and completed their evaluation on July 12, 2022.

City staff hand delivered a notice to residents on August 2, 2022, informing them of the August 10, 2022 City Council Meeting (Attachment “3”).

THE RENT INCREASE APPLICATION:

The application appears to meet all the eligibility criteria for submittal of a short-form rent increase.

PARK OWNER’S REQUEST:

The Park is requesting an increase of 90% of the change in CPI for the period of December 31, 2020, to December 31, 2021. Ninety percent of the change in the CPI is 5.714% for the period of consideration. The average monthly rent for the residents affected by this application is \$537.94. The average monthly increase requested for the 54 spaces is \$30.74 per space, per month.

RESIDENT MEETING AND COMMENTS:

Individual letters were sent to each affected resident on July 1, 2022, notifying them of the application and the hearing date. The notice included information about a resident meeting scheduled at the park’s



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clubhouse on July 11, 2022 at 6 p.m. One resident was present and expressed to City staff “it bothers me that the Park in requesting an increase when people are having trouble paying their bills.” The resident appointed himself to be the designated resident representative at the Public Hearing on August 10, 2022. No other representatives have come forward and no tenants have objected.

It is important to note that five letters were returned to the City Hall by the post office as “not deliverable as addressed.” City staff reached out to the park management and discussed the returned letters. Park staff stated two residents had passed away, one letter was intended for the park manager, and two were current residents. She offered to meet with each resident to hear their feedback since the letters were returned on July 14, 2022 after the resident meeting had occurred. No feedback was provided. City staff elected to hand delivered the letters to the residents.

Carefree Ranch offers a rent subsidy program for residents who are having difficulty paying their rent. Management outlined the parameters and said residents need to apply for the Section 8 waitlist, fill out an application for the program at the office and show proof of current income to qualify (Attachment “4”).

CODE COMPLIANCE INSPECTION:

An inspection of the lighting and common areas was conducted on July 11 and 12, 2022. One issue was identified: overgrown bushes encroaching into the roadway. Code Compliance mailed a letter to the park managers and owners informing them of the violation and re-inspected the park on July 27, 2022 (Attachment “5”). All violations were cleared (Attachment “6”). According to the Mobilehome Rent Review Board Guidelines, no increase granted for any park shall go into effect until any existing code deficiencies are corrected.

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. Park owners and management must give a 90-day notice of any rent increase to affected residents upon the adoption of the Resolution.

RESOLUTION

- a. Resolution No. RRB 2022-103

ATTACHMENTS

- 1. Attachment “1” - Carefree Ranch Park Application
- 2. Attachment “2” - Resident Short-Form Letter Notification
- 3. Attachment “3” - 10-Day Public Hearing Notice
- 4. Attachment “4” - Carefree Ranch’s Rental Assistance Program for the Needy Residents



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5. Attachment "5" - Code Compliance Inspection
6. Attachment "6" - Code Compliance Letter Clearing Violations

RESOLUTION NO. RRB 2022-103

A RESOLUTION OF THE CITY COUNCIL/ MOBILEHOME
RENT REVIEW BOARD OF THE CITY OF ESCONDIDO,
CALIFORNIA AUTHORIZING A RENT INCREASE FOR
CAREFREE RANCH MOBILEHOME PARK
(File Number: 0697-20-10306)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on May 12, 2022, ("Application") by Carefree Ranch Mobilehome Park, LLC ("Park"), the owner of the rental spaces in Carefree Ranch Mobilehome Park, located at 201 North Citrus in Escondido; and

WHEREAS, the Application was deemed complete by City staff on June 22, 2022; and

WHEREAS, this is the twenty-fifth (25th) rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by Rent Review Board Resolution No. 2021-03 on July 14, 2021, for an increase of 1.528% percent, or approximately \$7.17 per space, per month; and

WHEREAS, the Application stated the average monthly rent per affected space was \$537.94 for the 54 spaces requested for a rent increase. The Park requested a rent increase in the amount of 90% percent of the change in the Consumer Price Index ("CPI") for the period December 31, 2020, through December 31, 2021. The Application estimated this amount to be an average of \$30.74 (5.714% increase of percent) per space, per month; and

WHEREAS, a notice of the Park's application was mailed to all affected homeowners on July 1, 2022. Notice of the time, date, and place of the rent hearing before the Board was mailed to the Park and to all affected tenants on August 1, 2022; and

WHEREAS, on July 11 and July 12, 2022, a Mobilehome Park Rent Review Code Compliance Inspection Report ("Inspection Report") was completed. The Inspection Report noted one violation for overgrown bushes encroaching on the roadway; and

WHEREAS, on July 27, 2022, Code Compliance completed a reinspection and all violations were cleared; and

WHEREAS, on August 10, 2022, the Board held its public hearing. After an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members, and clarifying questions to the parties and staff, the Board voted to grant an average rent increase of \$30.75 per space, per month, for the 54 spaces.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, California as follows:

1. That the above recitations are true.
2. That the Board finds that the Carefree Ranch Mobilehome short-form application increase is consistent with the Guidelines, and approves the rent increase Application submitted by Carefree Ranch Park, LLC.

Received 5/12/22 (TH)

CITY OF ESCONDIDO
201 North Broadway
Escondido, CA 92025-2798
(760) 839-6265

SHORT-FORM APPLICATION FOR MOBILE HOME SPACE RENT INCREASE

Park Name Carefree Ranch Telephone 760-745-4851
Address 211 N. Citrus Ave Escondido, CA 92027
Owner Carefree Ranch LLC Telephone 949-999-2452
Address 301 E. 17th St, #208 Costa Mesa, CA 92627
Representative Bart Thomsen Telephone 949-722-1698
(If other than owner; all City correspondence will be addressed to this person)
Address 301 E. 17th St, #208 Costa Mesa, CA 92627
Site Manager Jim Younce Telephone 760-745-4851

Today's Date: 5/11/22

Date of last RRB increase 11-1-21 Period covered by CPI request 12/31/20-12/31/21
Number of Spaces in Park 184 Spaces affected by proposed increase 54
Change in CPI during period 6.349% 90% of change in CPI 5.714%
Increase requested by Park 5.714% # of In-Place Transfers as of 6/24/20 6
or since last Rent Increase Application (whichever is more recent)

Briefly describe the park. Include amenities and services provided without additional charge. Attach additional pages if more space is needed.

- Clubhouse
Guest house
Jacuzzi
Laundry Room
Pool

SPACE RENTALS

Complete for all spaces affected by Proposed Increase at: Carefree Ranch LLC

Date of last Rent Review Board Hearing: 7-14-21

Date of last increase: 11-1-21

DIRECTIONS: 1. List the monthly space rent collected for all affected spaces at the date the last increase was granted. 2. **If spaces have been added due to termination of long-term leases or space rents have been raised during a calendar year since the last increase was granted, list the highest rent paid for each space during that calendar year.** If the last increase was granted more than three years ago, use additional pages as needed. *This sheet may be duplicated as necessary.*

Resident Name and Space #	<u>Rent in</u> 20 <u> </u>	<u>Rent in</u> 20 <u> </u>	<u>Current Rent</u> (<u> </u> / <u> </u> / <u> </u>)	<u>Requested Increase</u> (<u> </u>)	<u>Percentage Increase</u>	<u>Requested New Rent</u>
<i>See attached</i>						

Carefree Ranch Rent Increase Application 2022
Last Rent Increase Effective 11/1/2021

Space #	Resident(s) Name	Rent In		Rent In		Current Rent		Percentage Increase		Requested Increase		Requested New Rent	
		April 2019	April 2020	April 2021	2022	2022	2022	Increase	Increase	Increase	New Rent		
2	Charlotte Louth	\$428.54	\$440.47	\$440.47	\$447.20	\$447.20	\$	5.714%	\$	25.55	\$472.75		
6	Pamela Schulenberg	\$543.71	\$558.84	\$558.84	\$567.38	\$567.38	\$	5.714%	\$	32.42	\$599.80		
7	Fantina Stephenson	\$402.57	\$413.77	\$413.77	\$420.09	\$420.09	\$	5.714%	\$	24.00	\$444.09		
8	Judy Zirkle	\$506.99	\$521.10	\$521.10	\$529.06	\$529.06	\$	5.714%	\$	30.23	\$559.29		
11	Tom Burns	\$440.79	\$453.06	\$453.06	\$459.98	\$459.98	\$	5.714%	\$	26.28	\$486.26		
16	Esther Erro	\$428.54	\$440.47	\$440.47	\$447.20	\$447.20	\$	5.714%	\$	25.55	\$472.75		
22	Nancy Johnson	\$428.54	\$440.47	\$440.47	\$447.20	\$447.20	\$	5.714%	\$	25.55	\$472.75		
26	Jose Lopez	\$540.03	\$555.06	\$555.06	\$563.54	\$563.54	\$	5.714%	\$	32.20	\$595.74		
31	David Weakly	\$543.71	\$558.84	\$558.84	\$567.38	\$567.38	\$	5.714%	\$	32.42	\$599.80		
33	Mae Moen	\$536.86	\$551.80	\$551.80	\$560.23	\$560.23	\$	5.714%	\$	32.01	\$592.24		
35	Robert McKeever	\$540.03	\$555.06	\$555.06	\$563.54	\$563.54	\$	5.714%	\$	32.20	\$595.74		
38	Bertha Schelden	\$416.36	\$427.95	\$427.95	\$483.02	\$483.02	\$	5.714%	\$	27.60	\$510.62		
39	Mary McGlasson	\$416.36	\$427.95	\$427.95	\$434.49	\$434.49	\$	5.714%	\$	24.83	\$459.32		
43	Patricia Belling	\$436.29	\$448.43	\$448.43	\$455.28	\$455.28	\$	5.714%	\$	26.01	\$481.29		
48	Graciela Alariste	\$536.04	\$550.96	\$550.96	\$599.49	\$599.49	\$	5.714%	\$	34.25	\$633.74		
50	Rosario Divina Pallesco	\$533.83	\$548.69	\$548.69	\$597.22	\$597.22	\$	5.714%	\$	34.13	\$631.35		
51	Abigail Morales	\$416.36	\$427.95	\$427.95	\$434.49	\$434.49	\$	5.714%	\$	24.83	\$459.32		
57	Susan Mitchell	\$498.45	\$512.32	\$512.32	\$520.15	\$520.15	\$	5.714%	\$	29.72	\$549.87		
59	Eve Gonzales-Salazar	\$569.60	\$585.45	\$585.45	\$594.40	\$594.40	\$	5.714%	\$	33.96	\$628.36		
62	Daniel Dorlaque	\$569.60	\$585.45	\$585.45	\$594.40	\$594.40	\$	5.714%	\$	33.96	\$628.36		
109	Frank Ruiz	\$536.86	\$551.80	\$551.80	\$560.23	\$560.23	\$	5.714%	\$	32.01	\$592.24		
118	Veronica Andrews	\$419.40	\$431.07	\$431.07	\$437.66	\$437.66	\$	5.714%	\$	25.01	\$462.67		
121	Cheron Frazier	\$601.61	\$618.35	\$618.35	\$627.80	\$627.80	\$	5.714%	\$	35.87	\$663.67		
123	Linda Willison	\$512.16	\$526.41	\$526.41	\$534.45	\$534.45	\$	5.714%	\$	30.54	\$564.99		
126	Maria Estrada	\$570.42	\$586.29	\$586.29	\$595.25	\$595.25	\$	5.714%	\$	34.01	\$629.26		
129	Rick Trafton	\$673.17	\$691.90	\$691.90	\$702.47	\$702.47	\$	5.714%	\$	40.14	\$742.61		

131	Rose Marie Ritchey	\$605.84	\$622.70	\$622.70	\$622.70	\$632.21	5.714%	\$	36.12	\$668.33
132	Alice Crocker	\$416.36	\$427.95	\$427.95	\$427.95	\$434.49	5.714%	\$	24.83	\$459.32
134	Javier Garcia	\$569.60	\$585.45	\$585.45	\$585.45	\$594.40	5.714%	\$	33.96	\$628.36
138	Kathleen Davis	\$587.84	\$604.20	\$604.20	\$604.20	\$613.43	5.714%	\$	35.05	\$648.48
141	Irene Kelley	\$569.60	\$585.45	\$585.45	\$585.45	\$594.40	5.714%	\$	33.96	\$628.36
202	Adah Forbes	\$416.36	\$427.95	\$427.95	\$427.95	\$434.49	5.714%	\$	24.83	\$459.32
204	Donald Wilson	\$498.45	\$512.32	\$512.32	\$512.32	\$520.15	5.714%	\$	29.72	\$549.87
206	Erwin Fehrenbach	\$396.44	\$407.47	\$407.47	\$407.47	\$413.70	5.714%	\$	23.64	\$437.34
210	Maria Blasingame	\$416.36	\$427.95	\$427.95	\$427.95	\$434.49	5.714%	\$	24.83	\$459.32
211	Patricia Polley	\$637.55	\$655.29	\$655.29	\$655.29	\$665.30	5.714%	\$	38.02	\$703.32
214	Fernando Valdez	\$695.00	\$714.34	\$714.34	\$714.34	\$725.26	5.714%	\$	41.44	\$766.70
215	Jane Valdez	\$396.44	\$407.47	\$407.47	\$407.47	\$413.70	5.714%	\$	23.64	\$437.34
216	Leticia Heras Chavez	\$428.54	\$440.47	\$440.47	\$440.47	\$489.00	5.714%	\$	27.94	\$516.94
217	Amalia Rosales	\$586.60	\$602.93	\$602.93	\$602.93	\$612.14	5.714%	\$	34.98	\$647.12
218	Kimberlee Baker	\$396.44	\$407.47	\$407.47	\$407.47	\$413.70	5.714%	\$	23.64	\$437.34
235	Robert Fernandes	\$416.36	\$427.95	\$427.95	\$427.95	\$434.49	5.714%	\$	24.83	\$459.32
236	Ola Downer	\$428.54	\$440.47	\$440.47	\$440.47	\$447.20	5.714%	\$	25.55	\$472.75
237	Ruth Jinks	\$512.16	\$526.41	\$526.41	\$526.41	\$534.45	5.714%	\$	30.54	\$564.99
243	Shirley Nelson	\$653.76	\$671.95	\$671.95	\$671.95	\$682.22	5.714%	\$	38.98	\$721.20
254	Ervin Nickerson	\$673.17	\$691.90	\$691.90	\$691.90	\$702.47	5.714%	\$	40.14	\$742.61
257	Kenneth LeRoy	\$453.03	\$465.64	\$465.64	\$465.64	\$472.75	5.714%	\$	27.01	\$499.76
260	Linda Alsbrook	\$453.03	\$465.64	\$465.64	\$465.64	\$472.75	5.714%	\$	27.01	\$499.76
262	Maggie OBrien	\$673.17	\$691.90	\$691.90	\$691.90	\$702.47	5.714%	\$	40.14	\$742.61
268	Dennis Todd	\$605.84	\$622.70	\$622.70	\$622.70	\$632.21	5.714%	\$	36.12	\$668.33
270	Sharon Adams	\$512.16	\$526.41	\$526.41	\$526.41	\$534.45	5.714%	\$	30.54	\$564.99
271	Juan Aguilar	\$605.84	\$622.70	\$622.70	\$622.70	\$632.21	5.714%	\$	36.12	\$668.33
278	Fay Marie Lee	\$605.84	\$622.70	\$622.70	\$622.70	\$632.21	5.714%	\$	36.12	\$668.33
279	Ellan Hayes	\$416.36	\$427.95	\$427.95	\$427.95	\$434.49	5.714%	\$	24.83	\$459.32
54	R/C Spaces									

Affected Spaces for Increase November 1, 2022

4

Carefree Ranch

OWNER'S AFFIDAVIT

I (We,) _____

being duly sworn, depose and say that I (We) am (are) the owner(s)/authorized representative(s) of the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: Katie Moris
Signature
Katie Morris - Auth Agent
Owner/Type or print name

Signature
Katie Morris - President
Representative/Type or print name

Mailing address: 301 E. 17th St #208
Costa Mesa, CA
92627

5

Carefree Ranch

IN-PLACE TRANSFER/ SALE(S)

DIRECTIONS:

Enter the information for every in-place transfer of a resident owned mobilehome in the park after June 24, 2020, or since the last rent increase application, whichever date is more recent. "In-place transfer" means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

- Final Space Rent** - rent charged to the departing tenant for the final month of rent before the sale
- Space Rent after Sale** - rent paid by the new tenant for the first month after the sale
- Park Average Space Rent** - total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome (calculated on the most recent annual rent control survey)

Use additional Sheets if necessary

Space #	Sale Date	Final Space Rent Before Sale (\$)	Space Rent After Sale (\$)	Park Average Space Rent	Current Lease Type (LT/RC)
250	7/13/21	704.01	750.00	606.66	LT
50	10/29/21	548.69	597.22	606.66	RC
47	1/14/22	578.31	650.00	606.106	LT
221	2/23/22	629.29	700.00	606.106	LT
212	3/4/22	727.92	750.00	606.66	LT
38	3/30/22	434.49	483.02	606.66	RC

6



DATE: July 12, 2022

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: ED BENNETT, CODE COMPLIANCE MANAGER *EB*

SUBJECT: CAREFREE RANCH MOBILEHOME PARK RENT CONTROL

Carefree Ranch Mobilehome Park was inspected on July 12, 2022, with the lighting inspection conducted the prior evening. The code enforcement inspection is required as part of the mobile home park's rent control application process. There was one general park violation and no lighting violations found and noted in the attached inspection report.

The resident meeting was held July 11, 2022 and was attended by one resident, a park manager and three city employees. There were no code issues brought forth in the meeting.

Cc: Robert Van De Hey, Deputy City Manager
Holly Nelson, Manager of the Housing and Neighborhood Services Division



July 12, 2022

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Carefree Ranch Mobile Home Park
211 N. Citrus Ave.
Escondido, CA. 92027

Park Owner: Carefree Ranch LLC
C/o Bart J. Thomsen
8 Pinehurst Ln.
Newport Beach, CA. 92660

Park Manager: Jim Younce **Phone:** (760) 207-9727

Inspection Date: 7/12/2022 **Inspector:** Stephen Jacobson

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park

General Violations:

1. There are overgrown bushes encroaching into the roadway by space number one.
25 CCR 1608 (J)

Areas of the park requiring illumination per 25 CCR 1108:

Carefree Ranch Mobile Home Park
July 12, 2022 Rent Control Inspection Report
Page 2

(Lighting Inspection conducted the evening of 7-11-2022)

1. No lighting violations were found.

Housing & Neighborhood Services
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

July 1, 2022

Resident
211 N. Citrus Avenue
Escondido, CA 92007

Re: Short-form Rent Increase Application Submitted by Carefree Ranch Mobilehome Park

Dear Resident:

A short-form application was submitted by Carefree Ranch Mobilehome Park to the City of Escondido requesting a rent increase on May 12, 2022. The application was reviewed and determined to be complete on June 22, 2022.

Under the City's Mobilehome Rent Review Board Guidelines, a park owner may request an increase using the "short form" process. To learn more about this process, please go to the City of Escondido's website [MOBILEHOME RENT REVIEW BOARD \(escondido.org\)](http://escondido.org) or see Section 12 in the attached letter.

In accordance with the Guidelines, your park owner is requesting an increase based in the change in the San Diego Metropolitan Area Consumer Price Index also known as "CPI." The requested increase may not exceed ninety percent (90%) of the CPI from December 31, 2020 through December 31, 2021 (which is 5.714%). There are fifty-four spaces impacted by this request, and the rent increase will range from \$23.64-\$41.44 with the average rent increase of \$30.74 per space, per month.

There will be a meeting on Monday, July 11 at 6:00 p.m. in the Carefree Ranch Clubhouse to discuss the short-form hearing process. Please feel free to attend this meeting and ask any questions you have regarding the hearing process or discuss any concerns. A resident representative will be chosen at this meeting. This designated representative will be given an opportunity to speak on behalf of the affected tenants at the rent review board public hearing.

The complete Carefree Ranch Mobilehome Park Short-Form application is available for your review at the park office, Housing & Neighborhood Services' Division counter at City Hall during normal business hours (Monday – Friday from 8 a.m. – 5 p.m.), and the City's website. If you feel you are not subject to rent control, please notify the City, in writing, stating the reason. A written letter should be directed to Holly Nelson, Housing & Neighborhood Services Attn: Mobilehome Rent Control Administration, 201 N. Broadway, Escondido, CA 92025.

The Mobilehome Rent Review Board will consider the short-form application at the public hearing held on August 10, 2022, at 5 p.m., at the City Council Chambers, 201 North Broadway, Escondido, CA 92025. If you wish to present information or speak to the Board about the request, you may fill out a speaker's slip available in the lobby of the Council Chambers and give it to the City Clerk. If you are protesting the short-form application, you should register in the lobby prior to the opening of the public hearing.

If you have any questions, please call 760-839-4518 or email me at hnelson@escondido.org

Sincerely,

Holly Nelson, LCSW
Housing & Neighborhood Services

XX
XX
Page 2

CITY OF ESCONDIDO

MOBILEHOME RENT REVIEW BOARD GUIDELINES

Excerpt Pertaining to Short-form Application

Section 12: The Short-form Rent Increase Application.

- A. In lieu of using the hearing process and policies set forth in Sections 1 through 9, a park owner may request an increase using the “short form” process. The following principles for the application review and public hearing process will apply only to the “short form” application:
- B. The park owner must use the standard short-form application prepared by the City of Escondido.
- C. A short-form application will only be considered if the park owner’s request applies to 100% of all spaces in the park which are subject to rent control.
- D. The park owner’s request for a rent increase must be based solely on the change in the San Diego Metropolitan Area Consumer Price Index, All Items/All Urban Consumers component ("CPI") since the last increase granted by the Board. The requested increase may not exceed ninety percent (90%) of the increase in CPI since the last increase granted by the Board, or 8% of the current rent, whichever is less, subject to the two-year limit in Section J.
- E. The Board will consider the short-form application at a public hearing. The staff report will not contain analysis of any of the factors required by Section 29-104(g) of the Rent Protection Ordinance other than the change in CPI. In determining whether the amount of the park owner’s requested increase is appropriate, the Board must presume that up to ninety percent (90%) of the Consumer Price Index is a fair, just, and reasonable rent increase. However, the Board may consider any of the other Ordinance factors at the request of either the park owner or the affected residents in determining that a lesser increase is fair, just, and reasonable.
- F. No application fee is required for a short-form application. Any park owner granted any increase as a result of using the short-form application is exempt from the annual per space administration fee imposed by the City pursuant to Resolution No. 2005-132, or any successor resolution. The period of exemption applies to those spaces for which the rent level was set as a result of the short-form application process, and lasts until another increase is granted by the Board.
- G. The City must notify the residents of the park owner’s request for a short-form rent increase at least 30 days prior to the hearing. The park owner must provide to the City the names, addresses, and mailing labels for all individuals affected by the application, and the City will mail notice of the application and the date of the hearing to the affected residents.

XX
XX
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CITY OF ESCONDIDO

MOBILEHOME RENT REVIEW BOARD GUIDELINES

Excerpt Pertaining to Short-form Application

- H. Any interested person will be allowed to speak at the public hearing on their own behalf, and the Board's consideration of their comments will be limited to the factors set forth in Section 29-104(g) of the Rent Protection Ordinance. If residents from a majority of the spaces in the park which are subject to rent control personally appear at any time prior to the close of the public hearing and state their objection to the short-form application, the Board shall have the option (after verifying the residency status of those objecting) not to approve the short-form application.
- I. If the Board denies a short form application or grants an increase less than the amount requested in the short-form application, the owner must be permitted to submit a regular application pursuant to Sections 1 through 10. The park owner shall have 30 days from the date of the board's decision on the short-form application to notify the City whether or not they are accepting the decision from the short form application, or whether they wish to file a regular application. The filing of a regular application shall render all of the proceedings from the short form application null and void.
- J. The short form process may not apply to any period in excess of 2 years.
- K. No application for a short-form rent increase will be accepted within a period of one year from the date the last application was submitted.
- L. The City's Code Enforcement Division will inspect the common areas of the park for health and safety violations, and submit a report concerning the condition of the facilities. No increase shall go into effect until any existing code deficiencies are corrected.
- M. As a condition of using a short form application, the park owner agrees to the following:
1. Upon the closure of an in-place transfer, or other conveyance of a rent-controlled mobilehome, the park owner may increase the space rent, up to and including, eight percent (8%) of the Average space rent or eight percent (8%) of the Final space rent. Park owner further agrees that rent-controlled space rent shall not exceed \$950 on July 1, 2020. Beginning in 2021, the City shall adjust the \$950 limit each year, on July 1, to reflect any increase in the CPI. Space rents above \$950 on July 1, 2020, shall not be automatically decreased because of this Subsection.
 2. As used herein, the following definitions apply:
 - a. "Average space rent" means the total amount of rent charged for all spaces in a mobilehome park occupied by a resident owned mobilehome, divided by the number of spaces in the park occupied by a resident owned mobilehome, calculated on the most recent annual rent control survey.
 - b. "Final space rent" means the rent charged by the owner to the departing tenant for the final month of rent before the in-place transfer.
 - c. "In-place transfer" means the transfer of the ownership of a mobilehome with the mobilehome remaining on the mobilehome lot following the transfer.

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CITY OF ESCONDIDO

MOBILEHOME RENT REVIEW BOARD GUIDELINES

Excerpt Pertaining to Short-form Application

3. No increase may be imposed pursuant to Subsection M when an existing mobilehome owner or resident replaces an existing mobilehome with another mobilehome, occupying the same mobilehome space. However, space rent may be increased to market rate when a park owner also owns the mobilehome or no mobilehome sits on a space.
4. No increase may be imposed pursuant to Subsection M where title to the mobilehome passes to one or more person(s) who, at the time of the title transfer, (a) was/were also lawful, authorized resident(s) of the mobilehome, or (b) were/are parents, siblings, children, of the mobilehome owner and the mobilehome remains in the same space.
5. Space rent may be increased pursuant to Subsection M once every twelve months.
6. Rent increases authorized by this regulation shall be in addition to any other space rent increases authorized by the City of Escondido's Mobilehome Rent Review Board.
7. To ensure effective oversight of vacancy control, each park owner shall submit an accurate and complete annual rent control survey to the City, using a spreadsheet provided by the City, no later than October 15th each year. At a minimum, the annual rent control survey shall identify:
 - a. each space
 - b. the tenant's last name,
 - c. the amount of monthly rent charged for each space on July 1st,
 - d. a list of itemized utilities included in the space rent,
 - e. the type of space (rent controlled, park owned, long-term leased, vacant, or other),
 - f. a calculation of the Average space rent for spaces occupied by a resident owned mobilehome in the mobilehome park, including both rent controlled and non-rent controlled spaces,
 - g. the date of the last vacancy control rent increase, and
 - h. the date of last short-form rent increase hearing. The City shall validate the accuracy of the Average space rent calculations by making the report available to the public.
8. Park owner agrees to not use of the short form application process for five years if the City's Mobilehome Park Rent Review Board determines that the park owner increased space rent beyond the levels provided in Subsection M.



Code Enforcement Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

July 27, 2022

Carefree Ranch LLC
C/o Bart J. Thomsen
PO Box 15274
Newport Beach, CA. 92659

Jim Younce- Manager
Carefree Ranch Mobilehome Park
211 N Citrus Ave
Escondido, CA 92027

Dear Bart and Jim,

This "Notice" is to formally advise you that the violation noted in the rent control inspection report dated July 12, 2022 has been corrected.

We appreciate your cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Bennett", with a stylized flourish at the end.

Ed Bennett
Code Compliance Manager

CC: Robert Van De Hey, Deputy City Manager
Holly Nelson, Manager of the Housing and Neighborhood Services Division



CITY OF ESCONDIDO
Mobilehome Rent Control Administration
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4841

RESIDENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Escondido, sitting as the Mobilehome Rent Review Board, will hold a public hearing to consider the following item:

The rental increase application submitted by **Carefree Ranch Mobilehome Park**, 211 North Citrus Avenue, Escondido, CA 92027.

A copy of the application is available for review at Carefree Mobilehome Park Office, Housing Division at City Hall, 201 N. Broadway, Escondido, CA 92025, and the City's website. A copy of the staff report will be available at the Housing Division counter five days prior to the hearing date.

A hearing to determine whether or not a rent increase will be granted has been scheduled before the Rent Review Board on **August 10, 2022, at 5 p.m.** in the City Council Chambers, 201 N. Broadway, Escondido, CA 92025. This will be an in-person meeting and additional safety protocols may be in place. If you are protesting the short-form application, you should register in the foyer prior to the opening of the public hearing. The purpose of the hearing is for the Rent Review Board to obtain input from the owner and tenants about why an increase should, or should not be, granted. The Rent Review Board is neither required to grant an increase, nor is it allowed to grant a decrease in the current rent.

If you challenge the decision of the Board in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Rent Review Board at or prior to the public hearing.

The hearing is the time and place for you to express your opinion about the rent increase request. If you desire, you may also submit information in writing to Mobilehome Rent Control Administration in the Housing Division. Written information will be included in the reading file of the Rent Review Board (City Council) prior to the hearing.

At the hearing, the Rent Review Board may make a determination about the rent increase or they may request additional information from the owner and/or tenants before they make a decision. If additional information is requested, a new hearing will be scheduled. If an increase is granted, the owner must notify you in writing of the amount of the increase at least 90 days before the increase goes into effect.

Sincerely,

Holly Nelson, Housing & Neighborhood Services Manager

CAREFREE RANCH MOBILEHOME PARK Item 8.

April 12, 2018

Dear Resident,

We continue to learn that the waitlist to receive rental assistance through the City of Escondido's Section 8 Housing Choice Voucher is considerably long.

As a reminder, the park offers a private rent subsidy program. Our program is not a loan, any rental assistance given by the park owner is not required to be repaid. The program is provided voluntarily and for free by the park owner.

To apply for our rent assistance program, please contact the park manager. You will need to provide proof that you are currently on the waitlist for the city's Section 8 Housing Choice Voucher (you may apply to the waitlist online at any time), fill out an application, and provide proof of current income.

For more information about the rent assistance program or any other park matter, please contact the park office. You may also contact the corporate office directly at 949.642.0770.

Carefree Ranch Mobilehome Park

Rental Assistance Program for the Needy Resident

This program is offered to all needy residents who may be suffering economic hardships in their daily lives.

The program is available to any resident desiring to seek rental assistance. Such rental assistance consists of a partial credit to monthly rent. The approval for rent assistance will be made by management. This determination will be based on the submission of a confidential questionnaire. The application process and results will be a private matter between management and the resident.

There are certain requirements which apply to the rent assistance program. The policies for the rental assistance are as follows:

- * Re-qualification is required every 90 days.
- * Resident must be qualified and have applied for Section 8 Rental Assistance yet to be received
- * Current Income must be less than 80% of income at time of qualification and approval for tenancy
- * Resident in Compliance with Rules and Regulations
- * The application of the resident is required to be free of concealment and misrepresentations.
- * Rent Assistance terminates, on any of the following events:
 - (1) The sale or transfer of the mobilehome.
 - (2) Insolvency or bankruptcy.
 - (3) Incurring any additional lien against the mobilehome or any part thereof.
 - (4) Failure to maintain, repair, or care for the mobilehome.
 - (5) Comply with the rental agreement or rules and regulations, or the termination of tenancy in the park.
 - (6) If the mobilehome is subleased or if additional residents, guests, or borders take possession together with the tenant.
 - (7) At any time management deletes the program.

CAREFREE RANCH MOBILEHOME PARK Item 8.

PAIN T ASSISTANCE PROGRAM

The Carefree Ranch paint assistance program is designed to help low income residents perform essential maintenance to their home in keeping with park rules and regulations.

Carefree Ranch will reimburse a resident for the cost of paint for their home when certain conditions (detailed below) are met.

- Applying residents must have lived in their Carefree Ranch home for more than one year.
- The home must be in need of paint.
- The resident must apply for the assistance from the park manager and must provide proof of their current income. Resident's base rent must be higher than 33% of their monthly income. For example, a resident with a monthly space rent of \$525.00 and a household income of less than \$1590.00 per month would meet the financial qualification, a household earning more than \$1590.00 would not.
- Paint colors (even when re-painting with the same colors that are currently on the home) must be approved by the park office. The paint used must be of a decent quality and at a reasonable price approved by park management (for example, Behr exterior paint from Home Depot is an approvable paint).
- The assistance must be approved by the Costa Mesa business office before the painting takes place.
- Painting must be done in a professional manner (properly trimmed, no drips or bleed through). Painting can be done by the resident, family, friend or a professional whom the resident pays for this service. Carefree Ranch does not reimburse for labor, brushes or other materials.
- The park manager will take pictures of the resident's home when the application is submitted and again when the job is complete. The park will not reimburse the paint cost if the home is not properly painted and may require the resident to correct imperfections at resident's expense, per park rules.
- The resident must submit paint receipt(s) to the park manager once the home has been painted and park management has approved the quality of the work. We require that only the paint be on the receipt(s) submitted to the park and no other items.

An approved applicant with a properly painted home having submitted receipts to park management will receive a rent credit equal to the cost of the approved paint.

The Carefree Ranch paint assistance program is a courtesy extended to low income residents in good standing and not an obligation of management to anyone. Residency deficiencies such as a poor payment history, clean up issues or other rules violations may be cause for management to decline assistance.

Carefree Ranch Management



STAFF REPORT

August 10, 2022
File Number 0650-20

SUBJECT

REDUCTION AND RETENTION OF SPEED LIMITS AND ESTABLISHMENT OF BUSINESS ACTIVITY DISTRICT FOR GRAND AVENUE

DEPARTMENT

Development Services/Engineering

RECOMMENDATION

Request the City Council adopt Resolution No. 2022-113 amending the traffic schedule for the speed zone at two locations; adopt Ordinance No. 2022-10R retaining the posted speed limits on eight (8) street segments; and adopt Ordinance No. 2022-12 determining Grand Avenue from Centre City Parkway to South Juniper Street to be a Business Activity District and declare a prima facie speed limit of 25 MPH.

Staff Recommendation: Approval (Development Services: E. Alberto)

FISCAL ANALYSIS

There is no cost associated with retaining speed limits, as all existing speed limit signs and sign posts will remain in place.

There will be an approximate cost of \$400.00 associated with the establishing Grand Avenue from Centre City Parkway to Juniper Street to be a Business Activity District for the installation of two new 25 MPH street signs and to remove and replace two existing signs with new 25 MPH signs. The funds for these signs are budgeted in the Traffic Infrastructure Fund.

There will be an approximate cost of \$600.00 associated with the reduction of speed limit for Chestnut Street and Broadway to remove and replace six (6) speed limit signs. The funds for these signs are budgeted in the Traffic Infrastructure fund.

BACKGROUND

Speed plays a critical role in the cause and severity of crashes. In a collision between a vehicle and a pedestrian, for instance, speed influences the severity of injury and fatality risk of a pedestrian. Studies have shown that the severity of the injury and likelihood of fatality to the pedestrian increases as speed increases. According to the 1999 National Highway Traffic Safety Administration (NHTSA) "Literature Review on Vehicle Travel Speeds and Pedestrian Injuries" study, fatality and serious injury rates increase substantially when travel speeds rise.



CITY of ESCONDIDO

STAFF REPORT

In October 2021, Governor Gavin Newsom signed Assembly Bill (AB) 43. The bill allows the City to maintain and enforce existing speed limits and roll back speed limit increases that happened several years ago, if the increase was not based on any physical changes to the design of the street. AB 43 took effect on January 1, 2022 and made a number of additions and modifications to the California Vehicle Code (CVC) that authorize local jurisdictions to set lower speed limits on certain streets.

CVC Section 40802 requires that Engineering and Traffic Surveys (E&TS) are conducted to establish speed limits and to enforce those speed limits using radar or other speed measuring devices. These surveys must be updated periodically (every five, seven, or 14 years, depending upon specific criteria), to ensure the speed limits reflect current conditions as dictated by the 2022 CVC. These surveys must be conducted in accordance with applicable provisions of Section 627 “Engineering and Traffic Survey” of the CVC.

CVC Section 22358.6 requires local authorities to round speed limits to the nearest five (5) miles per hour of the 85th percentile of the free-flowing traffic. In accordance with CVC Section 22358.8, if a local authority, after completing an E&TS, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, retain the current speed limit or restore the immediately prior speed limit if that speed limit was established with an E&TS and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since completion of the traffic survey that established the prior speed limit.

I. Speed Limit Reductions

An E&TS was conducted on two (2) roadway segments, Chestnut Street between Juniper Street and Fifth Avenue and Broadway between Jesmond Dene Road and Rincon Avenue/Country Club Lane. The results of these E&TS show that the posted speed limit for these segments could be reduced by 5 MPH. The results of these surveys were presented to the Traffic and Community Safety Commission on July 14, 2022. The Commission voted to recommend speed limit reductions.

II. Retention of Existing Speed Limits by Ordinance

Table 1 shows the results of the E&TS for eight (8) street segments that were surveyed by Development Services staff. Based on recent E&TS, the 85th percentile speed would result in the speed limit increasing from the existing posted speed limit. The last column shows the recommended speed limit to be retained for each street segment as evaluated by a registered engineer.



CITY of ESCONDIDO

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Table 1: Comparison of existing speed limit and speed limit if rounded from 85th percentile speed.

Street Name	Segment		Survey Date	Rounded 85th Percentile Speed (MPH)	Retained Speed Limit (MPH)
	From	To			
Juniper Street	2 nd Avenue	5 th Avenue	Oct. 2021	35	30
Ninth Avenue	Hale Avenue	Auto Park Way	Oct. 2021	35	30 (25 WCAP)
Ninth Avenue	Escondido Boulevard	Juniper Street	Oct. 2021	30	25
Lake Wohlford Road	Valley Parkway	City Limits	Nov. 2021	40	35
Vista Avenue	Broadway	Conway Drive	Jan. 2022	40	35
Bennett Avenue	El Norte Parkway	City Limits	Jan. 2022	40	35
Country Club Lane	I-15	Centre City Parkway	April 2022	45	35
Broadway	Highway 78/ Lincoln Parkway	El Norte Parkway	March 2022	40	35

*As used in the table above, “WCAP” shall mean “when children are present.”

Staff recommends retaining the existing posted speed limit on eight (8) street segments by ordinance as provided by CVC Section 22358.8. The speed surveys listed in Table 1 have been evaluated. The E&TS finds that rounding of the 85th percentile speed would result in a speed limit that is more than is reasonable or safe, and these sections of highway have had no additional general-purpose lanes added to the roadway since completion of the traffic survey that established the prior speed limit.

III. Grand Avenue Business Activity District

CVC Section 22358.9 was added to the CVC as part of AB 43. This section permits a local authority to declare by ordinance a 25 or 20 miles per hour prima facie speed limit to a business activity district. The code requires that the business activity district not have more than four-lanes and a maximum posted speed limit of 30 MPH immediately prior to and after the business activity district when posting 25 MPH.

In addition, to be considered a business activity district, the roadway must meet three of the following requirements:



CITY *of* ESCONDIDO

STAFF REPORT

1. No less than 50 percent of the contiguous property fronting the highway consists of retail or dining commercial uses, including outdoor dining, that open directly onto sidewalks adjacent to the highway.
2. Parking located alongside the roadway.
3. Traffic control signals or stop signs regulating traffic flow on the highway, located at intervals of no more than 600 feet.
4. Marked crosswalks not controlled by a traffic control device.

Staff evaluated Grand Avenue between Quince Street and the Valley Boulevard/Grand Avenue split to determine the limits that meet the requirements of CVC 22358.9 to declare a business activity district. The portion of Grand Avenue west of Quince Street is 35 MPH, therefore, the segment between Quince Street and Centre City Parkway cannot meet the requirements to reduce the speed limit to 25 MPH. The traffic controls for the segment between South Juniper Street and the Valley Boulevard/Grand Avenue split are greater than 600-feet and there are no uncontrolled marked crosswalks within this segment, therefore, the segment does not meet the requirements to be considered a business activity district.

Staff has determined the limits of Grand Avenue between Centre City Parkway and South Juniper Street meet the requirements to be considered a business activity district. The posted speed limits immediately west and immediately east of these limits are posted at 30 MPH meeting the requirements to set the prima facie speed limit 25 MPH.

IV. Recommendation

The Transportation and Community Safety Commission voted to recommend approval to retain the existing speed limits for four (4) street segments at their meeting on February 24, 2022; they also recommended at the July 14, 2022 meeting, approval to retain the existing speed limits on three (3) additional street segments, to determine Grand Avenue from Centre City Parkway to South Juniper Street a Business Activity District, setting the prima facie speed limit to 25 mile per hour; and reducing the speed limits on Chestnut Street from Juniper Street to Fifth Avenue to 30 MPH and on Broadway from Rincon Road/Country Club Lane to Jesmond Dene Road to 40 MPH.

Table 2 below, presents a summary of recommended actions.



CITY of ESCONDIDO

STAFF REPORT

Table 2 Summary of Speed Limit Actions

Street Name	Segment		Action
	From	To	
Chestnut Street	Juniper Street	Fifth Avenue	Reduce to 30 MPH by council approval
Broadway	Rincon Avenue/Country Club Lane	Jesmond Dene Road	Reduce to 40 MPH by council approval
Juniper Street	2 nd Avenue	5 th Avenue	Retain 30 MPH by ordinance
Ninth Avenue	Hale Avenue	Auto Park Way	Retain 30 MPH by ordinance
Ninth Avenue	Escondido Boulevard	Juniper Street	Retain 25 MPH by ordinance
Lake Wohlford Road	Valley Parkway	City Limits	Retain 35 MPH by ordinance
Vista Avenue	Broadway	Conway Drive	Retain 35 MPH by ordinance
Bennett Avenue	El Norte Parkway	City Limits	Retain 35 MPH by ordinance
Country Club Lane	I-15	Centre City Parkway	Retain 35 MPH by ordinance
Broadway	Highway 78/ Lincoln Parkway	El Norte Parkway	Retain 35 MPH By ordinance
Grand Avenue	Centre City Parkway	S Juniper St	Determine roadway to be a Business Activity District and declare prima facie speed limit 25 MPH by ordinance



CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTIONS

- a. Resolution 2022-113

ORDINANCES

- a. Ordinance 2022-10R
- b. Ordinance 2022-10R - Exhibit "A" – Street Segments to Retain Speed Existing Speed Limit
- c. Ordinance 2022-12

RESOLUTION NO. 2022-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, AMENDING THE TRAFFIC
SCHEDULE FOR THE SPEED ZONE AT TWO LOCATIONS

WHEREAS, Escondido Municipal Code Section 28-5(12) provides that the City Council shall establish a Traffic Schedule for Speed Zones; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to amend said traffic schedule.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council approves Resolution No. 2022-113 amending the Traffic Schedule

for the Speed Zone to reflect a decreased speed limit as follows:

Street Name	Segment		Existing Posted Limit (MPH)	85th Percentile Speed (MPH)	Recommended Speed Limit (MPH)*
	From	To			
Chestnut Street	Juniper Street	Fifth Avenue	35	34	30
Broadway	Rincon Avenue/Country Club Lane	Jesmond Dene Road	45	44	40

ORDINANCE NO. 2022-10R

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, CALIFORNIA, RETAINING THE EXISTING
SPEED LIMIT ON EIGHT STREET SEGMENTS

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) On October 8, 2021, the State of California approved Assembly Bill 43, which took effect January 1, 2022 and amends the California Vehicle Code as it relates to speed limits.

b) California Vehicle Code Section 40802 requires that enforcement of declared prima facie speed limits on a particular section of a highway or state highway be justified by an Engineering and Traffic Survey conducted no more than seven years prior to the date of the alleged violation. However, if a registered engineer evaluates the section of the highway and determines that no significant changes in roadway or traffic conditions have occurred including, but not limited to, changes in adjoining property or land use, roadway width, or traffic volume, then enforcement of a declared prima facie speed limit on a particular section of a highway or state highway may be justified by an Engineering and Traffic Survey conducted no more than 14 years prior to the date of the alleged violation.

c) California Vehicle Code section 22357 provides that whenever a local authority determines upon the basis of an engineering and traffic survey that a speed greater than 25 miles per hour would facilitate the orderly movement of vehicular traffic and would be reasonable and safe upon any street other than a state highway otherwise subject to a prima facie limit of 25 miles per hour, the local authority may by ordinance determine and declare a prima facie speed limit of 30, 35, 40, 45, 50, 55, or 60 miles per hour or a maximum speed limit of 65 miles per hour, whichever is found most appropriate to facilitate

the orderly movement of traffic and is reasonable and safe. California Vehicle Code section 22357 further requires that the declared prima facie or maximum speed limit shall be effective when appropriate signs giving notice thereof are erected upon the street and shall not thereafter be revised except upon the basis of an engineering and traffic survey. California Vehicle Code section 22357 does not apply to any 25-mile-per-hour prima facie limit which is applicable when passing a school building or the grounds thereof or when passing a senior center or other facility primarily used by senior citizens.

d) California Vehicle Code section 22358 provides that whenever a local authority determines upon the basis of an engineering and traffic survey that the limit of 65 miles per hour is more than is reasonable or safe upon any portion of any street other than a state highway where the limit of 65 miles per hour is applicable, the local authority may by ordinance determine and declare a prima facie speed limit of 60, 55, 50, 45, 40, 35, 30, 25, 20, or 15 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic and is reasonable and safe, which declared prima facie limit shall be effective when appropriate signs giving notice thereof are erected upon the street.

e) Section 22358.8 was added to the California Vehicle Code as part of Assembly Bill 43, and allows the following:

(a) If a local authority, after completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, retain the current speed limit or restore the immediately prior speed limit if that speed limit was established with an engineering and traffic survey and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since completion of the traffic survey that established the prior speed limit.

(b) This section does not authorize a speed limit to be reduced by any more than five miles per hour from the current speed limit nor below the immediately prior speed limit.

(c) A local authority shall issue only warning citations for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this section.

f) Escondido Municipal Code Section 28-5 provides the City Council authority to establish, amend traffic schedules for speed zones.

SECTION 2: That upon consideration of the staff report, the recommendation of the Transportation Community and Safety Commission, and provisions of the State of California Vehicle Code (as amended by Assembly Bill 43), this City Council finds that retaining the speed limits for the street segments attached and incorporated to this Ordinance as Exhibit "A" is in the best interest of the City.

SECTION 3. ENVIRONMENTAL REVIEW. The proposed Ordinance is not a project under CEQA pursuant to CEQA Guidelines section 15378(b)(5), as the proposed updates are solely changes to the City's administrative processes, under the authority provided by state law, and consist of administrative activities of the City that will not result in direct or indirect physical changes to the environment.

SECTION 4. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 5. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

ORDINANCE NO. 2022-10

EXHIBIT "A"

Street Name	Segment		Retained Speed Limit (MPH)
	From	To	
Juniper Street	2 nd Avenue	5 th Avenue	30
Lake Wohlford Road	Valley Parkway	City Limits	35
Ninth Avenue	Hale Avenue	Auto Park Way	30 (25 WCAP*)
Ninth Avenue	Escondido Boulevard	Juniper Street	25
Vista Avenue	Broadway	Conway Drive	35
Bennett Avenue	El Norte Parkway	City Limits	35
Country Club Lane	I-15	Centre City Parkway	35
Broadway	Highway 78/Lincoln Pkwy	El Norte Parkway	35 (25 WCAP*)

**When Children Are Present*

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, TO DETERMINE GRAND AVENUE FROM CENTRE CITY PARKWAY TO S JUNIPER STREET AS A BUSINESS ACTIVITY DISTRICT AND DECLARE THE PRIMA FACIE SPEED LIMIT TO BE 25 MPH

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) On October 8, 2021, the State of California approved Assembly Bill 43, which took effect January 1, 2022, and amends the California Vehicle Code as it relates to speed limits.

b) California Vehicle Code Section 22352 defines prima facie speed limits as when signs have been erected giving notice thereof for twenty-five miles per hour on any highway in any business district.

c) Section 22358.9 was added to the California Vehicle Code as part of Assembly Bill 43, and allows the following:

(a) (1) Notwithstanding any other law, a local authority may, by ordinance, determine and declare a 25 or 20 miles per hour prima facie speed limit on a highway contiguous to a business activity district when posted with a sign that indicates a speed limit of 25 or 20 miles per hour.

(2) The prima facie limits established under paragraph (1) apply only to highways that meet all of the following conditions:

(A) A maximum of four traffic lanes.

(B) A maximum posted 30 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 25 miles per hour speed limit.

(C) A maximum posted 25 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 20 miles per hour speed limit.

(b) As used in this section, a “business activity district” is that portion of a highway and the property contiguous thereto that includes central or neighborhood downtowns, urban villages, or zoning designations that prioritize commercial land uses at the downtown or neighborhood scale and meets at least three of the following requirements in paragraphs (1) to (4), inclusive:

(1) No less than 50 percent of the contiguous property fronting the highway consists of retail or dining commercial uses, including outdoor dining, that open directly onto sidewalks adjacent to the highway.

(2) Parking, including parallel, diagonal, or perpendicular spaces located alongside the highway.

(3) Traffic control signals or stop signs regulating traffic flow on the highway, located at intervals of no more than 600 feet.

(4) Marked crosswalks not controlled by a traffic control device.

(c) A local authority shall not declare a prima facie speed limit under this section on a portion of a highway where the local authority has already lowered the speed limit as permitted under Sections 22358.7 and 22358.8.

(d) A local authority shall issue only warning citations for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this section.

d) Grand Avenue from Centre City Parkway to S Juniper Street is a four-lane roadway; the posted speed limit to the west of Centre City Parkway and to the east of S Juniper Street is 30 miles per hour; and meets requirements (1), (2), and (3) of California Vehicle Code Section 22358.9(b) meeting the requirements of a “business activity district” for a posted speed limit of 25 miles per hour.

SECTION 2: That upon consideration of the staff report, the recommendation of the Transportation Community and Safety Commission, and provisions of the State of California Vehicle Code (as amended by Assembly Bill 43), this City Council finds that establishing Grand Avenue from Centre City Parkway to S Juniper Street as a Business Activity District, with a prima facie speed limit of 25 miles per hour, is in the best interest of the City.

SECTION 3. ENVIRONMENTAL REVIEW. The proposed Ordinance is not a project under CEQA pursuant to CEQA Guidelines section 15378(b)(5), as the proposed updates are solely changes to the City’s administrative processes, under the authority provided by state law, and consist of administrative activities of the City that will not result in direct or indirect physical changes to the environment.

SECTION 4. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 5. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.



STAFF REPORT

August 10, 2022
File Number 0650-20

SUBJECT

CITY TREASURER COMPENSATION AND VACANCY STANDARDIZATION BALLOT MEASURE

DEPARTMENT

City Attorney

RECOMMENDATION

Request the City Council consider and take preferred action.

Staff Recommendation: None

Presenter: Gary McCarthy, Assistant City Attorney

FISCAL ANALYSIS

A ballot measure could cost between \$45,000 and \$75,000.

The proposed ballot measure would reduce the City Treasurer compensation by approximately \$70,000 per year, beginning in December 2024. Standardizing the vacancy procedures for all elected officials could avoid an unbudgeted cost of \$500,000 required to conduct a special election.

PREVIOUS ACTION

On May 25, 2022, the City Council considered the City Treasurer position and compensation and directed staff to provide further information regarding reducing the City Treasurer compensation or making the City Treasurer an appointed position.

On July 27, 2022, the City Council directed the City Attorney to prepare a ballot measure to make the City Treasurer compensation equal to that of a City Councilmember and to standardize the vacancy procedures for all City elected officials.

BACKGROUND

A voter initiative passed in 1984 (Proposition F), and modified in 1986 (Proposition N), has tied the City Treasurer compensation to that of the highest paid City department head. Since the voters enacted the authorizing ordinance, only the voters can modify it.



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1. Compensation.

Today, the City Treasurer makes a fixed salary that does not change whether the individual works full-time, part-time, or not at all. The City Treasurer's current salary is \$105,997,¹ a salary more than three times the annual salary received by City Councilmembers, \$34,061. The average salary for the other four elected City Treasurers in San Diego County is \$13,742. Because of the formula adopted by the voters in 1986, Escondido's City Treasurer earns roughly 7.7 times more salary than the average salary of other elected City Treasurers in San Diego County.

The California Attorney General opined that a city council (or the electorate) has wide discretion to set a city treasurer's salary, but not "so low a figure that no competent person would accept the office." (84 Cal. Atty Gen.13,18.) The Attorney General acknowledged setting the city treasurer's salary equal to that of a city councilmember's salary because the state-law duties of the office, "do not necessarily require the city treasurer's full-time attention, especially if the city has a finance department responsible for performing the financial affairs of the city." (Supra. at 18.)

City Treasurer Shultz's proposed reduction to one half the mayor's salary would produce an annual salary of \$39,870.54 and according to Mr. Shultz should attract qualified applicants for the office. This amount remains significantly higher than the other elected City Treasurers in the county and almost \$6,000 more than Escondido City Councilmembers earn.

The City Council considered and supported matching the City Treasurer compensation to the \$34,061 received by a City Councilmember. While this amount is less than the amount suggested by the City Treasurer, it is significantly higher than the countywide elected City Treasurer average. State law provides very specific guidance regarding how and when City Council salaries can be adjusted.

2. Ballot measure opportunity.

Under state law, when a Mayor, Councilmember, or City Treasurer vacancy exists, the City Council has a choice to either fill the vacancy by an election or appoint an individual to complete the term of office. However, the City's voter-approved ordinance requires the City Council to set an election no less than 30 days and no more than 75 days from the date of the vacancy. The relatively tight window to act means the City might be forced to conduct a special election to fill the vacancy. In such a scenario, the City would be responsible to pay all costs associated with a special election. The County Registrar of Voters verified that a special election could cost the City more than \$500,000. This is not a budgeted cost.

Using the same vacancy procedures for all elected officials, as provided in state law, simplifies the process, provides greater flexibility, and could save substantial amounts of taxpayer funds. Staff strongly recommends establishing one vacancy process for all elected officials. The standardized approach to City Treasurer and City Councilmember salaries and vacancy procedures has the value of simplicity and would allow straightforward messaging.

¹ The Escondido City Treasurer also receives a \$5,100 car allowance, \$5,740 as a cafeteria benefit, and family health care. Total compensation exceeds \$150,000.



CITY of ESCONDIDO

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3. Timing.

Any changes to City Treasurer compensation, after voter approval, would not become effective until December 2024.

CITY COUNCIL DIRECTION

Compensation should be related to job duties and responsibilities and should be adequate to ensure viable candidates seek the position. City Treasurer Shultz has indicated his support to reduce the City Treasurer salary. On July 27, 2022, the City Council directed the City Attorney to prepare a ballot measure to make a City Treasurer’s compensation equal to that of a City Councilmember and to standardize the vacancy procedures for all City elected officials.

To standardize vacancy procedures for all elected officials, the voters must repeal Escondido Municipal Code Chapter 2 – Administration, Article 4B – City Treasurer, Section 2-94 – Terms of office and filling of vacancy. The following code language would be repealed:

Sec. 2-94 Term of office and filling of vacancy.

(a) If the office of Treasurer shall become vacant during the first three (3) years of the term, the city council shall set an election to be held not less than thirty (30) days nor more than seventy-five (75) days after the date on which the vacancy occurred for the purpose of selecting a treasurer to fill the remaining portion of the term.

(b) When a vacancy occurs during the fourth year of the term, the deputy treasurer shall perform all the duties of the treasurer for the remaining period of the term.

As a result, a City Treasurer vacancy would be addressed by the City Council in accordance with Cal. Govt. Code section 36512.

Ordinance 2022-19 also repeals and replaces Escondido Municipal Code Chapter 2, Article 4B – City Treasurer, § 2-95 – Salary and benefits, to read:

Repeal	Replace
<p>Sec. 2-95. Salary and benefits.</p> <p>The city council shall fix the treasurer’s salary annually at no less than one-half (1/2) the highest salary paid to a city department head other than</p>	<p>Sec. 2-95. Salary and benefits.</p> <p>The city treasurer shall receive the same compensation as a city councilmember.</p>



CITY of ESCONDIDO

STAFF REPORT

<p>the city manager, unless a lower salary is requested by the city treasurer, with benefits equal to those provided such appointee.</p>	
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The proposed ballot language would state:

To reduce city treasurer compensation to the same level as a city councilmember and to standardize vacancy procedures for all City of Escondido elected officials, shall Ordinance 2022-19 amending the Escondido Municipal Code be approved?

Ballot measures may include arguments for or against the measure. Anyone can submit arguments in support of or opposed to the measure, and may also submit rebuttals. If the City Clerk receives multiple arguments for or against the measure, the City Clerk will select the arguments to be presented to the voters in the voter information pamphlet based on priorities described in state law. If the City Council prefers to submit an argument in support of the proposed measure, the City Council or an individual councilmember’s argument would take precedence over any other submissions. Thus, the City Council may choose to maintain control of the ballot argument.

CONCLUSION

To proceed with a ballot measure to address City Treasurer compensation and vacancy procedures, approval of Ordinance 2022-19 and Resolution 2022-114 would place the matter before the voters on the November 2022 ballot.

If the City Council chooses to proceed with a ballot measure, the City Council or individual council members may submit ballot arguments for or against the proposed measure, before August 18th.

RESOLUTIONS

- a. Resolution No. 2022-114
- b. Resolution No. 2022-114 Exhibit “A”

ORDINANCES

- a. Ordinance No. 2022-19

RESOLUTION NO. 2022-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 8, 2022, FOR THE SUBMISSION OF A PROPOSED ORDINANCE TO REDUCE CITY TREASURER COMPENSATION TO THE SAME LEVEL AS A CITY COUNCILMEMBER AND TO STANDARDIZE VACANCY PROCEDURES FOR ALL CITY OF ESCONDIDO ELECTED OFFICIALS; CONSOLIDATING THE ELECTION WITH THE STATEWIDE ELECTION, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO PERMIT THE REGISTRAR OF VOTERS TO CONDUCT THE ELECTION; AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

WHEREAS, the California Elections Code section 9222, authorizes the City Council to submit to the voters a proposition for the enactment of any ordinance, to be voted upon at any succeeding regular city election, and if the proposition submitted receives a majority of the votes cast on it at the election, the ordinance shall be or enacted accordingly; and

WHEREAS, the City Council of the City of Escondido has adopted Ordinance No. 2022-19 which is attached hereto and incorporated herein as Exhibit "A", to repeal Escondido Municipal Code Chapter 2, Article 4B, Section 2-94 – Terms of office and filling of vacancy, and to repeal and replace Escondido Municipal Code Section 2-95 – Salary and benefits, as follows:

The city treasurer shall receive the same compensation as a city councilmember; and

WHEREAS, the City Council is authorized by statute to submit the proposed ordinance to the voters; and

WHEREAS, in accordance with State elections law, the City Council of the City of Escondido has called a General Municipal Election to be held in the City of Escondido, California, on Tuesday, November 8, 2022; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date; that the City precincts, polling places and election officers of the two elections be the same; that the Registrar of Voters canvas the returns of the General Municipal Election; and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California as follows:

1. That the above recitations are true.
2. That pursuant to the requirements of the laws of the State of California there shall be and there is hereby called and ordered to be held in the City of Escondido, California, on Tuesday, November 8, 2022, a General Municipal Election for the purpose of submitting the following proposed ordinance, to authorize the city council to determine the city treasurer’s compensation and to standardize vacancy procedures for all City of Escondido elected officials, to the qualified electors of the City of Escondido.
3. That the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election on November 8, 2022, the following question:

To reduce city treasurer compensation to the same level as a city councilmember and to standardize vacancy procedures for all City of Escondido elected officials, shall Ordinance 2022-19 amending the Escondido Municipal Code be approved?	Yes
	No

4. That the text of the Ordinance submitted to the voters is attached as Exhibit “A” and incorporated into this resolution by this reference.

5. That the notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give such further or additional notice of the election, in time, form and manner as required by law.

6. Pursuant to California Elections Code section 9282, the City Council hereby acknowledges its authority, and the authority of any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or any combination of voters and associations, to submit a written argument, not to exceed 300 words, for or against the measure. Arguments must be submitted to the City Clerk, and may be changed until and including the date fixed by the City Clerk, after which no arguments for or against the measure may be submitted, withdrawn or changed.

7. Pursuant to California Elections Code section 9285, rebuttal arguments will be allowed. The rebuttal arguments may not exceed 250 words. Rebuttal arguments must be submitted to the City Clerk, and may be changed until and including the date fixed by the City Clerk, after which no rebuttal arguments for or against the measure may be submitted to the City Clerk. This Section 7 is applicable only to the November 8, 2022 election called by this resolution and after that election, shall expire.

8. Pursuant to California Elections Code section 9280, the City Clerk is directed to transmit a copy of the measure to the City Attorney. The City Attorney is directed to prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on the existing law and the operation of the measure, and transmit such impartial analysis to the City Clerk by the date fixed by the City Clerk.

9. Pursuant to California Elections Code section 10403, the Board of Supervisors of the County of San Diego is hereby requested to permit the Registrar of Voters to perform and render all services and proceedings, and to procure and furnish any and all official ballots, notices, printed

matter and all supplies and equipment and paraphernalia incidental to and connected with the conduct of the subject election of the City of Escondido, with the cooperation and assistance of the City Clerk of the City of Escondido, in order to properly and lawfully conduct such election.

10. The Board of Supervisors of the County of San Diego is hereby requested to consolidate this election with the statewide election to be held on the same day, in the same territory. Pursuant to California Elections Code section 10411 and section 10418: (a) the election shall be held in all respects as if there were only one election; (b) only one form of ballot shall be used; and (c) the Registrar of Voters of the County of San Diego shall canvass the returns of the subject election as part of the canvass of the returns of the election consolidated hereby.

11. Pursuant to California Elections Code sections 10410 and 10418, within the territories affected by this consolidation, the elections precincts, polling places, voting booths and polling hours shall, in every case, be the same, and there shall be only one set of election officers in each of the precincts.

12. The polls of said election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in California Elections Code section 14401 or as otherwise required or allowed under applicable law.

13. That the ballots to be used at the election shall be, both as to form and matter contained in form and content as required by law.

14. The City requests the Registrar of Voters title the measure as Measure "G."

15. That the vote requirement for the measure to pass is a majority (50%+1) of the votes cast.

16. The County of San Diego shall be reimbursed in full for the services performed by the Registrar of Voters for the City of Escondido upon presentation of a bill therefor, and this City agrees

to indemnify and save free and harmless the County, its officers, agents and employees from expense or liability, including reasonable attorney's fees, as a result of an election contest arising from this election.

17. The City Council finds that this Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

18. That in all particulars not otherwise recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

19. The provisions of this Resolution are severable and if any provision of this Resolution is held invalid, improper or unenforceable, that provision shall be severed from the Resolution and the remainder of this Resolution shall continue in full force and effect, and not be affected by such invalidity.

20. The City Clerk is hereby directed to certify the passage and adoption of this resolution and forthwith file a certified copy of this Resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego and to issue instructions to the Registrar of Voters to take any and all steps necessary for the holding of the election.

ORDINANCE NO. 2022-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REPEALING ESCONDIDO MUNICIPAL CODE CHAPTER 2, ARTICLE 4B, SECTION 2-94 AND AMENDING SECTION 2-95 TO REDUCE CITY TREASURER COMPENSATION TO THE SAME LEVEL AS A CITY COUNCILMEMBER AND TO STANDARDIZE VACANCY PROCEDURES FOR ALL CITY OF ESCONDIDO ELECTED OFFICIALS

WHEREAS, a voter initiative passed in 1984 (Proposition F), and modified in 1986 (Proposition N), has tied the City Treasurer's compensation to that of the highest paid City department head and could result in the City paying \$500,000 for a special election to fill a City Treasurer vacancy; and

WHEREAS, since, the voters enacted the Propositions F and N, only the voters can modify the City Treasurer's compensation and vacancy procedure; and

WHEREAS, the City Council believes the City Treasurer position is not a full time job; and

WHEREAS, the City of Escondido City Treasurer receives approximately \$150,000 in total compensation; and

WHEREAS, using the same vacancy provisions for the City Treasurer, City Councilmembers, and the Mayor will allow the City Council to assess all options when a vacancy occurs in any City of Escondido elected office; and

WHEREAS, if approved by the voters, the proposed ordinance would lower the City Treasurer compensation to equal that of a City Councilmember; and

WHEREAS, California Government Code section 36517 states, "the city treasurer shall receive, at stated times, a compensation fixed by ordinance or resolution;" and

WHEREAS, California Government Code section 36512 authorizes the City Council to fill a vacancy in the elected offices of the City of Escondido within 60 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy; and

WHEREAS, on July 27, 2022, the City Council directed the City Attorney to prepare a ballot measure for consideration of voter approval to address the City Treasurer's compensation and vacancy procedure.

NOW, THEREFORE, subject to approval by an affirmative, simple majority vote of the people as required by law, THE PEOPLE OF THE CITY OF ESCONDIDO, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. The Escondido Municipal Code is revised to repeal Chapter 2 - Administration, Article 4B - City Treasurer, Section 2-94 – Terms of office and filling of vacancy.

SECTION 2. The Escondido Municipal Code is revised to repeal and replace Chapter 2 - Administration, Article 4B - City Treasurer, Section 2-95. Salary and benefits, as follows:

The city treasurer shall receive the same compensation as a city councilmember.

SECTION 3. ENVIRONMENTAL ANALYSIS. This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code sections 2100, *et. seq.*, "CEQA") and CEQA Regulations (14 California Code of Regulations sections 1500, *et. seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not have any commitment to a specific project which could result in a potentially significant physical impact on the environment; and, constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (14 CCR section 15378(b)(4-5)).

SECTION 4. INCONSISTENT PROVISIONS. Any provisions of the Escondido Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. The City Clerk shall be authorized to replace the terms "Measure G" wherever they appear in this ordinance with the respective ballot designations determined by the County Registrar before this ordinance is codified.

SECTION 6. This Ordinance shall take effect immediately, upon approval by a simple majority of the voters, voting on the question at the November 8, 2022 election.

ORDINANCE NO. 2022-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REPEALING ESCONDIDO MUNICIPAL CODE CHAPTER 2, ARTICLE 4B, SECTION 2-94 AND AMENDING SECTION 2-95 TO REDUCE CITY TREASURER COMPENSATION TO THE SAME LEVEL AS A CITY COUNCILMEMBER AND TO STANDARDIZE VACANCY PROCEDURES FOR ALL CITY OF ESCONDIDO ELECTED OFFICIALS

WHEREAS, a voter initiative passed in 1984 (Proposition F), and modified in 1986 (Proposition N), has tied the City Treasurer's compensation to that of the highest paid City department head and could result in the City paying \$500,000 for a special election to fill a City Treasurer vacancy; and

WHEREAS, since, the voters enacted the Propositions F and N, only the voters can modify the City Treasurer's compensation and vacancy procedure; and

WHEREAS, the City Council believes the City Treasurer position is not a full time job; and

WHEREAS, the City of Escondido City Treasurer receives approximately \$150,000 in total compensation; and

WHEREAS, using the same vacancy provisions for the City Treasurer, City Councilmembers, and the Mayor will allow the City Council to assess all options when a vacancy occurs in any City of Escondido elected office; and

WHEREAS, if approved by the voters, the proposed ordinance would lower the City Treasurer compensation to equal that of a City Councilmember; and

WHEREAS, California Government Code section 36517 states, "the city treasurer shall receive, at stated times, a compensation fixed by ordinance or resolution;" and

WHEREAS, California Government Code section 36512 authorizes the City Council to fill a vacancy in the elected offices of the City of Escondido within 60 days from the commencement of the vacancy, either fill the vacancy by appointment or call a special election to fill the vacancy; and

WHEREAS, on July 27, 2022, the City Council directed the City Attorney to prepare a ballot measure for consideration of voter approval to address the City Treasurer's compensation and vacancy procedure.

NOW, THEREFORE, subject to approval by an affirmative, simple majority vote of the people as required by law, THE PEOPLE OF THE CITY OF ESCONDIDO, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. The Escondido Municipal Code is revised to repeal Chapter 2 - Administration, Article 4B - City Treasurer, Section 2-94 – Terms of office and filling of vacancy.

SECTION 2. The Escondido Municipal Code is revised to repeal and replace Chapter 2 - Administration, Article 4B - City Treasurer, Section 2-95. Salary and benefits, as follows:

The city treasurer shall receive the same compensation as a city councilmember.

SECTION 3. ENVIRONMENTAL ANALYSIS. This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code sections 2100, *et. seq.*, "CEQA") and CEQA Regulations (14 California Code of Regulations sections 1500, *et. seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not have any commitment to a specific project which could result in a potentially significant physical impact on the environment; and, constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (14 CCR section 15378(b)(4-5)).

SECTION 4. INCONSISTENT PROVISIONS. Any provisions of the Escondido Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. The City Clerk shall be authorized to replace the terms "Measure G" wherever they appear in this ordinance with the respective ballot designations determined by the County Registrar before this ordinance is codified.

SECTION 6. This Ordinance shall take effect immediately, upon approval by a simple majority of the voters, voting on the question at the November 8, 2022 election.



STAFF REPORT

August 10, 2022
File Number 0650-20

SUBJECT

TERM LIMITS BALLOT MEASURE FOR ALL ELECTED OFFICES IN THE CITY OF ESCONDIDO

DEPARTMENT

City Attorney

RECOMMENDATION

Request the City Council consider and introduce Ordinance No. 2022-20 and adopt Resolution No. 2022-115 to place a ballot measure to set term limits for all elected offices in the City of Escondido on the November 8, 2022, consolidated general election.

Staff Recommendation: None

Presenters: Gary McCarthy, Assistant City Attorney

FISCAL ANALYSIS

The San Diego County Registrar of Voters indicates that placement of this measure on the November general election ballot could cost up to \$78,000. The actual costs will depend on how many jurisdictions participate in the election and the quantity of pages required to present the measure and associated text.

PREVIOUS ACTION

On July 15, 2020, the City Council considered placing a ballot measure before the voters to enact term limits on City Councilmembers and the City Treasurer. The matter failed to muster a majority vote.

On May 25, 2022, the City Council directed the City Attorney to prepare a ballot measure for the November 2022 general election to allow voters to address term limits for the Mayor and City Councilmembers in Escondido. The City Council agreed that the ballot measure should set limits of two terms for the Mayor and three terms for City Councilmembers.

On July 27, 2022, the City Council directed the City Attorney to update the proposed ballot measure to include a three-term limit for the City Treasurer.

BACKGROUND

In the Community Opinion Survey Summary Report, prepared for the City of Escondido and published on December 31, 2021, approximately two-thirds (68%) of Escondido residents favored limiting City Councilmembers to two consecutive four-year terms, twenty-two percent (22%) preferred no term limits,



CITY of ESCONDIDO

STAFF REPORT

and 10% were unsure or unwilling to answer the question. In every identified subgroup surveyed, those who favored term limits outnumbered those who did not by at least 2-to-1.

On April 6, 2022, Councilmember Morasco requested a Future Agenda item to discuss and consider an amendment to the Escondido Municipal Code to place limits on the terms for the mayor, councilmembers and the city treasurer who may serve the City of Escondido. Any such amendment would need to be placed on the general election ballot for public vote. At this time there are no limits on the number of terms an elected or appointed representative for the City may serve under the Code. Neither federal nor state law place term limits on the city's elected offices.

On May 25, 2022, after a staff presentation, hearing public comment and deliberating on the merits of bringing the matter forward for a public vote, the City Council directed the City Attorney to prepare a ballot measure for the November 2022 general election to allow voters to address term limits for the Mayor and City Councilmembers in Escondido. The City Council agreed that the ballot measure should set limits of two terms for the Mayor and three terms for City Councilmembers. The City Council did not address the issue of whether the other elected City official, the City Treasurer, should also be included in the ballot measure for a public vote on a term limit.

On July 27, 2022, the City Council discussed term limits and directed the City Attorney to apply the proposed term limits to the City Treasurer position, with the City Treasurer having the same term limit as a City Councilmember.

1. Municipal Term Limits.

State law establishes procedural steps to adopt local government term limits. First, the City Council or City residents may propose by initiative limits on the number of terms a municipality's elected officials may serve. Second, regardless of the source, any proposal to limit or change term durations shall not become operative unless the electors of the City at a regularly scheduled election vote and a majority of the votes cast on the question in favor the adoption of the proposal. (Government Code section 36502(b).) The imposition of term limits must occur prospectively – it cannot impact the current term of elected officials.

2. Proposed Ballot Measure and Ordinance.

The proposed ordinance, if approved by a simple majority of qualified voters, would impose lifetime term limits of two terms for a Mayor, three terms for City Councilmembers, and three terms for a City Treasurer. Partial terms of two years or more in that office would count as one term. A partial term of less than two years in that office would not count as a term.

Ordinance No. 2022-20 provides the language necessary to amend the Escondido Municipal Code to impose term limits requested by the City Council. The Ordinance becomes effective with voter approval.



CITY of ESCONDIDO

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Resolution No. 2022-115 will add this ballot measure to the consolidated general election on November 8, 2022. The San Diego County Registrar of Voters Calendar of Events lists the key events for the next consolidated general election and is included as Attachment “A.”

The proposed ballot language is as follows:

To establish term limits of two terms for persons serving as Mayor, three terms for persons serving as a City Councilmember, and three terms for persons serving as the City Treasurer, whether consecutive or not, shall Ordinance 2022-20 amending the Escondido Municipal Code be approved?

The ballot measure voter information pamphlet would contain the proposed changes to Chapter 2 of the Escondido Municipal Code.

Ballot measures may include arguments for or against the measure. Anyone can submit arguments in support of or opposed to the measure, and may also submit rebuttals. If the City Clerk receives multiple arguments for or against the measure, the City Clerk will select the arguments to be presented to the voters in the voter information pamphlet based on priorities described in state law. If the City Council prefers to submit an argument in support of the proposed measure, the City Council or an individual councilmember’s argument would take precedence over any other submissions. Thus, the City Council may choose to maintain control of the ballot argument.

Conclusion.

If the City Council chooses to submit this ballot measure to the voters on November 8, 2022, and more than one half (50% + 1) of the voters vote yes, the measure would become effective.

The City Council or individual Councilmembers may retain control of the ballot measure argument by voting to authorize the Mayor, or one or more City Councilmembers, to draft the argument and any rebuttals if necessary.

ATTACHMENTS

- a. Attachment “1” – San Diego County Registrar of Voters November 8, 2022 for Local Measures Calendar of Events

ORDINANCES

- a. ORDINANCE NO. 2022-20

RESOLUTIONS

- a. RESOLUTION NO. 2022-115

SAN DIEGO COUNTY – REGISTRAR OF VOTERS

Item 11.

NOVEMBER 8, 2022

CALENDAR OF EVENTS

FOR

LOCAL MEASURES: COUNTY, SCHOOL AND SPECIAL DISTRICTS

(CITIES: PLEASE CONTACT EACH CITY CLERK FOR DETAILS.)

Unless stated otherwise, all section references are for the California Elections Code.

DAYS BEFORE AN ELECTION	DATE	EVENT
88	August 12	Registrar of Voters to receive resolution(s) requesting consolidation, services, etc. Ballot text (limited to 75 words) must be included in the resolution. (10403; Education Code 5322) Tax rate statement (if applicable) is due at Registrar of Voters Office. (9401)
87	August 13	Registrar of Voters to post online measure text and Notice of Argument Deadline.
85	August 15	Registrar of Voters to publish a Notice of Argument Deadline in newspaper of general circulation. (9163, 9316, 9502)
82	August 18	Arguments in favor of OR against a measure are due at Registrar of Voters Office. (9163, 9316, 9502)
81	August 19	Impartial analysis is due at Registrar of Voters Office. (9160, 9313, 9500)
77	August 23	Rebuttal arguments due at Registrar of Voters Office. (9167, 9317, 9504)
67 to 41	September 2 - September 28	Ballots typeset, proofed and printed.
29	October 10	First day vote-by-mail ballots are available. (3001,3003) In-office voting begins.
15	October 24	Last day to register to vote in this election. (2102)
14 to 0	October 25 - November 8	Conditional Voter Registration Period – Voters who miss the registration deadline may register and vote. See details at sdvote.com (2170)
6 to 0	November 2 - November 8	Emergency voting in person or pick up (also can pick up with written/signed statement of request by any authorized representative). (3021)
0	November 8	ELECTION DAY – Polls open from 7 am to 8 pm.
DAYS AFTER THE ELECTION	DATE	EVENT
+ 30	December 8	Certified results available after the official canvass is completed. Major elections (Primary or General of an even year, for example) may require 30 days; stand-alone or smaller elections require less time. (15372)

RESOLUTION NO. 2022-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 8, 2022, FOR THE SUBMISSION OF AN ORDINANCE, SUBJECT TO VOTER APPROVAL, TO ESTABLISH TERM LIMITS FOR ALL CITY OF ESCONDIDO ELECTED OFFICES; CONSOLIDATING THE ELECTION WITH THE STATEWIDE ELECTION, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO PERMIT THE REGISTRAR OF VOTERS TO CONDUCT THE ELECTION; AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

WHEREAS, the California Elections Code section 9222, authorizes the City Council to submit to the voters a proposition for the enactment of any ordinance, to be voted upon at any succeeding regular city election, and if the proposition submitted receives a majority of the votes cast on it at the election, the ordinance shall be or enacted accordingly; and

WHEREAS, the City Council of the City of Escondido has adopted an ordinance, adding Article 2, Section 2-25 of Chapter 2 of the Escondido Municipal Code to establish term limits for the mayor and city councilmember offices; and

WHEREAS, the City Council of the City of Escondido has adopted an ordinance, adding Article 2, Section 2-94.1 of Chapter 2 of the Escondido Municipal Code to establish term limits for the city treasurer; and

WHEREAS, the City Council is authorized by statute to submit the proposed ordinance to the voters; and

WHEREAS, in accordance with State elections law, the City Council of the City of Escondido has called a General Municipal Election to be held in the City of Escondido, California, on Tuesday, November 8, 2022; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date; that the City precincts, polling places and election officers of the two elections be the same; that the Registrar of Voters canvass the returns of the General Municipal Election; and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California as follows:

1. That the above recitations are true.
2. That pursuant to the requirements of the laws of the State of California there shall be and there is hereby called and ordered to be held in the City of Escondido, California, on Tuesday, November 8, 2022, a General Municipal Election for the purpose of submitting the following proposed ordinance, imposing term limits on the offices of mayor and city councilmembers, to the qualified electors of the City of Escondido.
3. That the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election on November 8, 2022, the following question:

To establish term limits of two terms for persons serving as Mayor, three terms for persons serving as a City Councilmember, and three terms for persons serving as the City Treasurer, whether consecutive or not, shall Ordinance 2022-20 amending the Escondido Municipal Code be approved?	Yes
	No

4. That the text of the ordinance submitted to the voters is attached as Exhibit A and incorporated into this resolution by this reference.

5. That the notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give such further or additional notice of the election, in time, form and manner as required by law.

6. Pursuant to California Elections Code section 9282, the City Council hereby acknowledges its authority, and the authority of any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or any combination of voters and associations, to submit a written argument, not to exceed 300 words, for or against the measure. Arguments must be submitted to the City Clerk, and may be changed until and including the date fixed by the City Clerk, after which no arguments for or against the measure may be submitted, withdrawn or changed.

7. Pursuant to California Elections Code section 9285, rebuttal arguments will be allowed. The rebuttal arguments may not exceed 250 words. Rebuttal arguments must be submitted to the City Clerk, and may be changed until and including the date fixed by the City Clerk, after which no rebuttal arguments for or against the measure may be submitted to the City Clerk. This Section 7 is applicable only to the November 8, 2022 election called by this resolution and after that election, shall expire.

8. Pursuant to California Elections Code section 9280, the City Clerk is directed to transmit a copy of the measure to the City Attorney. The City Attorney is directed to prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on the existing law and the operation of the measure, and transmit such impartial analysis to the City Clerk by the date fixed by the City Clerk.

9. Pursuant to California Elections Code section 10403, the Board of Supervisors of the County of San Diego is hereby requested to permit the Registrar of Voters to perform and render

all services and proceedings, and to procure and furnish any and all official ballots, notices, printed matter and all supplies and equipment and paraphernalia incidental to and connected with the conduct of the subject election of the City of Escondido, with the cooperation and assistance of the City Clerk of the City of Escondido, in order to properly and lawfully conduct such election.

10. The Board of Supervisors of the County of San Diego is hereby requested to consolidate this election with the statewide election to be held on the same day, in the same territory. Pursuant to California Elections Code section 10411 and section 10418: (a) the election shall be held in all respects as if there were only one election; (b) only one form of ballot shall be used; and (c) the Registrar of Voters of the County of San Diego shall canvass the returns of the subject election as part of the canvass of the returns of the election consolidated hereby.

11. Pursuant to California Elections Code sections 10410 and 10418, within the territories affected by this consolidation, the elections precincts, polling places, voting booths and polling hours shall, in every case, be the same, and there shall be only one set of election officers in each of the precincts.

12. The polls of said election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in California Elections Code section 14401 or as otherwise required or allowed under applicable law.

13. That the ballots to be used at the election shall be, both as to form and matter contained in form and content as required by law.

14. The City requests the Measure be titled as Measure F.

15. That the vote requirement for the measure to pass is a majority (50%+1) of the votes cast.

16. The County of San Diego shall be reimbursed in full for the services performed by the Registrar of Voters for the City of Escondido upon presentation of a bill therefore, and this City agrees to indemnify and save free and harmless the County, its officers, agents and employees from expense or liability, including reasonable attorney's fees, as a result of an election contest arising from this election.

17. The City Council finds that this Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

18. That in all particulars not otherwise recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

19. The provisions of this Resolution are severable and if any provision of this Resolution is held invalid, improper or unenforceable, that provision shall be severed from the Resolution and the remainder of this Resolution shall continue in full force and effect, and not be affected by such invalidity.

20. The City Clerk is hereby directed to certify the passage and adoption of this Resolution and forthwith file a certified copy of this Resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego and to issue instructions to the Registrar of Voters to take any and all steps necessary for the holding of the election.

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ESCONDIDO, SUBJECT TO VOTER APPROVAL, TO
ESTABLISH TERM LIMITS FOR ALL CITY OF ESCONDIDO
ELECTED OFFICES

WHEREAS, in the Community Opinion Survey Summary Report, prepared for the City of Escondido and published on December 31, 2021, approximately two-thirds (68%) of Escondido residents favored limiting City Councilmembers to two consecutive four-year terms, twenty-two percent (22%) preferred no term limits, and 10% were unsure or unwilling to answer the question; and

WHEREAS, California Government Code section 36502(a) authorizes the city council of a general law city to adopt, by initiative, a proposal to limit the number of terms a member of the city council may serve on the city council, or the number of terms an elected mayor may serve; and

WHEREAS, California Government Code section 36502(b) holds that any proposal to limit the number of terms a member of the city council may serve on the city council, or the number of terms an elected mayor may serve, shall apply prospectively only and shall not become operative unless it is submitted to the electors of the city at a regularly scheduled election and a majority of the votes cast on the question favor the adoption of the proposal; and

WHEREAS, at a duly noticed meeting held on May 25, 2022, the City Council directed the City Attorney to prepare a ballot measure for voter approval to establish term limits for the Mayor and City Councilmembers of the City of Escondido.

NOW, THEREFORE, subject to approval by an affirmative, simple majority vote of the people as required by law, THE PEOPLE OF THE CITY OF ESCONDIDO, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. The Escondido Municipal Code is revised to add Chapter 2 – Administration, Article 2 – City Council, Section 2-25 – Term Limits, as set forth below:

Term limits.

(a) No person shall serve more than two terms as the mayor, whether consecutive or not. This term limit applies to appointed terms and elected terms. A partial term of two years or more in that office shall count as one term. A partial term of less than two years in that office shall not count as one term.

(b) No person shall serve more than three terms as a councilmember, regardless of the district represented, whether consecutive or not. This term limit applies to appointed terms and elected terms. A partial term of two years or more in that office shall count as one term. A partial term of less than two years in that office shall not count as one term.

SECTION 2. The Escondido Municipal Code is revised to add Chapter 2 – Administration, Article 4B – City Treasurer, Section 2-94.1 – Term Limits, as set forth below:

Term limits.

No person shall serve more than three terms as a city treasurer, whether consecutive or not. This term limit applies to appointed terms and elected terms. A partial term of two years or more in that office shall count as one term. A partial term of less than two years in that office shall not count as one term.

SECTION 3. ENVIRONMENTAL ANALYSIS. This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code sections 2100, *et. seq.*, “CEQA”) and CEQA Regulations (14 California Code of Regulations sections 1500, *et. seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not have any commitment to a specific project which could result in a potentially significant physical impact on the environment; and,

constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a “project” that requires environmental review (14 CCR section 15378(b)(4-5)).

SECTION 4. INCONSISTENT PROVISIONS. Any provisions of the Escondido Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. This Ordinance shall take effect immediately, upon approval by a simple majority of the voters, voting on the question at the November 8, 2022 election.

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, SUBJECT TO VOTER APPROVAL, TO ESTABLISH TERM LIMITS FOR ALL CITY OF ESCONDIDO ELECTED OFFICES

WHEREAS, in the Community Opinion Survey Summary Report, prepared for the City of Escondido and published on December 31, 2021, approximately two-thirds (68%) of Escondido residents favored limiting City Councilmembers to two consecutive four-year terms, twenty-two percent (22%) preferred no term limits, and 10% were unsure or unwilling to answer the question; and

WHEREAS, California Government Code section 36502(a) authorizes the city council of a general law city to adopt, by initiative, a proposal to limit the number of terms a member of the city council may serve on the city council, or the number of terms an elected mayor may serve; and

WHEREAS, California Government Code section 36502(b) holds that any proposal to limit the number of terms a member of the city council may serve on the city council, or the number of terms an elected mayor may serve, shall apply prospectively only and shall not become operative unless it is submitted to the electors of the city at a regularly scheduled election and a majority of the votes cast on the question favor the adoption of the proposal; and

WHEREAS, at a duly noticed meeting held on May 25, 2022, the City Council directed the City Attorney to prepare a ballot measure for voter approval to establish term limits for the Mayor and City Councilmembers of the City of Escondido.

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Term limits.

No person shall serve more than three terms as a city treasurer, whether consecutive or not. This term limit applies to appointed terms and elected terms. A partial term of two years or more in that office shall count as one term. A partial term of less than two years in that office shall not count as one term.

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SECTION 5. This Ordinance shall take effect immediately, upon approval by a simple majority of the voters, voting on the question at the November 8, 2022 election.



CITY of ESCONDIDO

FUTURE AGENDA

8/17/2022

CONSENT CALENDAR - (A. FIRESTINE) - COMMUNITY FACILITIES DISTRICT 2020-1 (SERVICES) ZONE 7 - It is requested that the City Council adopt Resolution No. 2022-65 annexing nine projects containing 151 units into the Citywide Services CFD 2020-1.

CONSENT CALENDAR - (D. CRAMER) - FISCAL YEAR 2021/22 PAUL COVERDELL FORENSIC IMPROVEMENT PROGRAM GRANT - Request the City Council Adopt Resolution No. 2022-118 authorizing the Interim Chief of Police to accept a FY 2021-22 California Office of Emergency Services (CalOES) Paul Coverdell Forensic Science Improvement Program Grant in the amount of \$52,033.

CONSENT CALENDAR - (J. AXELROD) - APPROVAL OF AGREEMENT WITH EUSD FOR THE BEFORE AND AFTER SCHOOL PROGRAM - It is requested that the City Council Adopt Resolution No. 2022-110 authorizing the Mayor to execute an agreement with EUSD to operate the Before and After School Program

CURRENT BUSINESS - (V. McCaw) - Reidy Creek Golf Course Management and Concession Agreements

CURRENT BUSINESS - (P. MCNAMARA, M. MORASCO) - REVIEW OF CALIFORNIA CENTER FOR THE ARTS MANAGEMENT AGREEMENT

8/24/2022

PROCLAMATION - (J. MURDOCK) - NATIONAL PREPAREDNESS MONTH - It is requested that the Mayor present a proclamation declaring September 2022 as National Preparedness Month

PRESENTATION - (M. MORASCO) - SDG&E PRESENTATION ON NET ZERO CARBON EMISSIONS

CONSENT CALENDAR - (J. MURDOCK) - 2022 SAFE SAN DIEGO GRANT PROGRAM AWARD ACCEPTANCE AND BUDGET ADJUSTMENT

CONSENT CALENDAR - (A. FIRESTINE) - AUTHORIZATION TO APPLY FOR A SAFE STREETS FOR ALL GRANT AND AMENDING THE LOCAL ROADWAY SAFETY PLAN

CURRENT BUSINESS - (J. PROCOPIO) (D. Cramer) - Annual Traffic Safety Update Workshop

PUBLIC HEARING (A. FINESTONE) - PL22-0363 - SENATE BILL 9 ("SB 9"), IMPLEMENTING ORDINANCE NO. 2022-19