



**CITY OF ENCINITAS  
INFRASTRUCTURE TASK FORCE  
MEETING MINUTES  
MONDAY, MARCH 27, 2023  
Encinitas City Hall, Poinsettia Room**

**Archived Committee Recordings may be viewed on the City's webpage at:  
<https://encinitasca.gov/Government/Agendas-Webcasts>**

**CALL TO ORDER / ROLL CALL**

Chair Culp called the meeting to order at 5:03 p.m.

Present: Task Force Members: Linda Culp (Chair), Scott Maloni (Vice Chair), Nicole A. Moreland, Dianna Mansi Nunez, Kendra Rowley, Richard (Dick) Stern, Nivardo Valenzuela, Nicole Moreland arrived at 5:06 p.m.

Absent: None.

Staff Representatives: Jill Bankston, Engineering Department Director/City Engineer and Task Force Manager; Brandi Lewis, Executive Secretary and Task Force Coordinator, Teresa McBroom, Director of Finance; Tom Gallup, Assistant Director of Finance.

**CHANGES TO THE AGENDA**

(Announce Administrative Changes to the Agenda in compliance with the Brown Act.)

a. None

**1. ORAL COMMUNICATIONS/PUBLIC COMMENT**

a. None

**2. APPROVAL OF MEETING MINUTES OF THE FEBRUARY 27, 2023 MEETING**

- a. RECOMMENDED ACTION: Approve Minutes
- b. ACTION: Approved (Valenzuela/Stern 6-0-1, Moreland Absent for motion)

Nicole Moreland arrived at 5:06 p.m.

**3. PRESENTATION ON ENCINITAS CITY BUDGET. MUNICIPAL FINANCE AND BUDGET OVERVIEW: REVENUE, EXPENDITURES, LONG RANGE FORECAST, ENTERPRISE FUNDS, ANNUAL CIP FUNDING**

- a. RECOMMENDED ACTION: Receive Presentation
- b. ACTION: Receive presentation from Teresa McBroom Finance Director/City Treasure and Tom Gallup, Assistant Finance Director.
- c. General Committee Discussion and Questions on the Following Topics:
  - City Policy vs State Mandated Spending Limits, Gann Spending Limits and Calculations
  - Mitigation Fees, Fund Uses, Restrictions, Earmarks and Restrictions
  - Mello-Roos Taxes and Fees, Assessment Districts and Restrictions
  - Development Impact Fees, Funds, Calculation Methods, Fee Studies, and Rate Changes

- Affordable Housing, Density Bonus and By-Right Development Project Fees, State Restrictions, Calculation Methods and Mitigation Efforts to Offset Revenue Losses
  - Fund Types and Grant Funding
  - Transient Occupancy Tax (TOT), Fractionating TOT taxation rates for Airbnb vs Hotels to offset for impact to housing inventory.
  - Allowable Funding Sources
  - Economic Development Activities, Designated Staff for Revenue Generation and Increasing Income
  - Geographical/Regional Tax Income vs. Fund Use/Spending (request for heat map)
  - Declining TransNet/Gas Tax Funding and Projected EV Growth Long Term Impacts
- d. Staff will provide responses and resources for the unanswered questions and make information available on the website resources page.

#### **4. REVISED FUTURE MEETING SCHEDULE & TOPICS**

- a. **RECOMMENDED ACTION:** Accept revised schedule or direct revisions to the ITF Meeting Schedule and List of Topics.
- b. **ACTION:** Accept Revised Meeting Schedule and Topics (Maloni/Moreland 7-0).
- Scott Maloni inquired about virtual attendance options. The meetings are all in-person, without options for virtual attendance.
  - Dick Stern reported he will be absent for the April 24 meeting.
  - Nicole Moreland expressed concerns about having enough time and meetings to complete items 8A & 8B: ITF Ranking and Significant Projects to Fund. The committee can take future action if schedule adjustments or additional meetings are needed.
  - Chair Culp inquired about a correction to the schedule as the November 15 meeting falls on a Wednesday, not a Monday.

The November 15 meeting is scheduled to coincide with the Regular City Council meeting on Wednesday, November 15, 2023, to allow for a presentation to the City Council on the ITF Project Rankings.

#### **5. ADDITIONAL ORAL COMMUNICATIONS/PUBLIC COMMENT**

- a. Aaron Hebshi, resident of Leucadia, District 1 spoke about Innovative Bike Lanes, City Debt Service, Staffing In-house vs Contract Cost Benefit Analysis, Support for Economic Development and Support for Consideration of Zoning Changes and Upzoning to Increase Density to Increase Revenue.

#### **6. NEXT MEETING: Monday, April 24, 2023. Primary Topic: Detail on Capital Project Development**

#### **7. ADJOURNMENT (6:20 p.m.)**