

**SOLANA BEACH CITY COUNCIL  
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **SPECIAL** MEETING

**MINUTES**

**6:00 P.M.  
THURSDAY, DECEMBER 2, 2010**

CITY COUNCIL CHAMBERS 635 S. HIGHWAY 101, SOLANA BEACH, CALIFORNIA  
AND  
TELECONFERENCE LOCATION (Councilmember Roberts)  
4300 Wilson Blvd., Suite 250, Arlington, Virginia - *added 12-1-10 4:30 p.m.*

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

**CALL TO ORDER AND ROLL CALL:**

**Present:** Nichols, Campbell, Heebner, Kellejian, and Roberts.

**Absent:** None.

**Also Present:** David Ott, City Manager  
Johanna N. Canlas, City Attorney  
Leticia Fallone, Deputy City Clerk  
Wende Protzman, Dir. Admin. Services/Deputy City Mgr  
Dennis Coleman, Finance Director  
Tina Christiansen, Comm. Dev. Dir.  
Mo Sammak, City Engineer

Mayor Campbell called the meeting to order at 6:05 p.m.

Johanna Canlas, City Attorney, reported no action from Closed Session.

**FLAG SALUTE:**

Johanna Canlas, City Attorney, led the flag salute.

**APPROVAL OF AGENDA:**

**MOTION:** Moved by Heebner and seconded by Nichols. **Motion carried unanimously.**

**C. STAFF REPORTS: (C.1.)**  
**Submit speaker slips to the City Clerk.**  
*Submit speaker slips to the City Clerk*

**C.1. 22nd District Agricultural Association Community Relations Committee Update on Discussions with the City of Del Mar Regarding AB 181 and the Sale of the Del Mar Fairgrounds. (File 0150-85)**

Recommendation: That the City Council

1. Discuss the item and provide direction to 22nd District Agricultural Association Community Relations subcommittee as necessary.

Mayor Campbell provided background information on the potential sale of the fairgrounds. He stated the City of Solana Beach had concerns about Del Mar's proposal since it was so heavily impacted by issues at the fairgrounds including first responder requirements of Solana Beach, light, noise, pollution, some increases in crime during certain events, and how it can at times adversely affect local businesses. He said that the City was trying to respond to their desires while balancing the needs of Solana Beach. He said that their review of the proposal did not show protection of the fairgrounds and wetlands, that there had been several meetings with the Del Mar Ad Hoc and their City Manager trying to obtain details of the proposal, that the City had made several recommendations to Del Mar regarding joint partnership among agencies, that they requested that Solana Beach submit a proposal, that a specific proposal was submitted to the City of Del Mar outlining the goals of the City which included preserving the natural resources, preventing over-development, the control of uses and future development, to preserve current uses of the grounds, to utilize a regional board with equal representation of Solana Beach and Del Mar. He said that the County stated that the State of California approached the County, who was not interested, and then approached the City of Del Mar, but never approached the City of Solana Beach. He said that he wanted to direct the City Manager to release the proposal sent to Del Mar be released to the public and direct the City Manager to draft a resolution of intent outlining their goals.

Councilmember Roberts stated that Council had been united in finding a solution for the entire region and that regional control needed.

Councilmember Nichols and Mayor Campbell discussed whether any progress

had been made, the Del Mar stated that they did not have adequate time to respond, that the Ad Hoc committees had met, and the willingness of Solana Beach to meet with the City further.

Deputy Mayor Heebner stated that Solana Beach would send a resolution of intent and that the the citys proposal was effective in establishing local control through a regional board, that the current proposal did not ensure that the goals of Solana Beach would be met and that the Ciy's proposal was prepared with that intention.

Councilmember Kellejian stated that fairgrounds had great impacts on the City including public safety needs to cover events as well as a lot of traffic issues.

Councilmember Roberts stated that a number of people had commented on the mailed survey by Garrik and that the City was looking into it. He stated that he wanted to be sure the resolution stated that the intention was to work with and include all stake holders so that not only one entity had control over the area and to have regional control over the area.

#### Public Comment

Allen Frisch stated that he was in favor of Council's position, that it was a critical issue for the City, that the City would be making a mistake if it did not get an equal position, that he urged the Council to consider a lobbyist and lawyers to help since there was a short time frame, and that the City must act quickly.

Mayor Campbell responded to the speaker and stated that the deadline for the proposed legislation was December 6th and that the City should get information to the public.

#### Public Comment

Marion Dodson stated that there should be a change that gives the city representation, that it was good ground work that a consortium was needed, that there was more to it than the fairgrounds, that the horse park to the east of the freeway was valuable to the fairgrounds, that there were a lot of stake holders for the area, and that the City should be a major player to have its interests protected.

Mayor Campbell stated that he would entertain a motion to direct the City Manager to draft a resolution of intent to include goals, ownership, and management thoughts as discussed, and to have the Mayor sign the resolution, that the proposal would be released to the public once the resolution had been signed, and to forward the resolution to Kehoe, Garrik, Wyland, Slater-Price, the Fairgrounds, and the City of Del Mar.

**MOTION:** Moved by Heebner and seconded by Nichols to direct the City

Manager to prepare a resolution (Resolution 2010-179) for adoption this evening of the City's intent regarding goals, ownership and management thoughts as discussed and to release the proposal to the public with the final resolution. Direct the City Manager to forward the resolution to Kehoe, Gerrick, Wyland, Slater-Price, Del Mar City Manager and City Council, Del Mar Fairgrounds, the San Dieguito River Valley JPA, the Conservancy and additional parties. **Motion carried unanimously.**

**ADJOURN:**

Mayor Campbell adjourned the meeting at 6:35 p.m.

  
Leticia Fallon, Deputy City Clerk

Approved: March 23, 2011