

SOLANA BEACH CITY COUNCIL
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY

JOINT **SPECIAL** MEETING

MINUTES

5:00 P.M.
THURSDAY, DECEMBER 16, 2010

CITY COUNCIL CHAMBERS
635 S. HIGHWAY 101,
SOLANA BEACH, CALIFORNIA

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

CALL TO ORDER AND ROLL CALL:

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

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Leticia Fallone, Deputy City Clerk
Angela Ivey, City Clerk
Dennis Coleman, Finance Director
Wende Protzman, Dir. Admin. Serv./Deputy City Mgr
Tina Christiansen, Community Dev. Dir.
Mo Sammak, City Engineer/Public Works Dir.

Mayor Heebner called the meeting to order at 5:00 p.m. She stated that Councilmember Kellejian would be joining later in the meeting.

FLAG SALUTE:

Mayor Heebner led the flag salute.

APPROVAL OF AGENDA:

MOTION: Moved by Roberts and seconded by Campbell. **Motion carried 4/0/1**
(Absent: Kellejian)

C. STAFF REPORTS: (C.1)

Submit speaker slips to the City Clerk

C.1. 22nd District Agricultural Association Community Relations Committee Update on the Status of the Proposed Sale of the Del Mar Fairground Properties, Status of Discussions with the City of Del Mar, and Potential Council Member Replacement Appointment on the 22nd District Agricultural Association Community Relations Committee.

Staff recommends that the City Council:

1. Discuss the item and provide direction to the 22nd District Agricultural Association Community Relations Committee and the City Manager as necessary.
2. If necessary, select a new member to replace Councilmember Campbell on the 22nd District Agricultural Association Community Relations Committee

David Ott, City Manager, introduced the item. He provided an update on retaining the services of a consultant lobbyist, that he reviewed five lobbyists and narrowed it down to one firm, that they had a lot of experience dealing with the state on highly controversial issues, that there were ongoing discussions with the firm, and he was waiting to hear back from the firm on working with the City.

Council discussed with Staff the range of costs for retaining the services, that the rate was not negotiated at this time but that there would be an hourly rate negotiated, and that the City Manager was thinking it would be under his \$15,000 authority.

Councilmember Campbell and Councilmember Roberts stated that the meetings with the City of Del Mar Staff resulted in their stating that they would not consider joint ownership with anyone, details of the sale were a work in progress, that they said they would be willing to continue discussing governance with the City which might include equal seats among the cities and various regional agencies, that it appeared that they had not put any effort into reviewing the City's proposal, that the proposed Senate Bill 1 (SB1) legislation could not be acted on for at least 45 days, that changes could be made to the legislation through the review process, and that the legislation was specifically written to sell the property to the City of

Del Mar.

Deputy Mayor Kellejian arrived to the meeting at 5:08 p.m.

Johanna Canlas, City Attorney, stated that the currently drafted SB1 legislation stated that the purchase of the property could be through a public bidding process or a negotiated sale to the City of Del Mar, and that reading the bill at face value did not indicate what Senator Kehoe had stated which was that the public bidding process would only take effect if the deal failed with the City of Del Mar.

Councilmember Roberts stated that the City would be discussing this issue at public meetings maintaining transparency, that the Council had been in discussion with other City Officials, and that many others in the County were not educated on the impacts of the potential sale.

Councilmember Campbell read a letter that he had received from Supervisor Pam Slater Price and that he felt the letter had not taken the City's position into account regarding the potential sale.

Councilmember Roberts stated that both cities were equally impacted by the Fairgrounds, that legislation gave the City approximately \$62,000 a year for those impacts, that the City of Del Mar received double that amount along with receiving sales tax revenue, that the City of Del Mar did not feel that the funds received adequately compensated them, and that the City of Solana Beach should be reimbursed more since the impacts were equal to both cities.

Council discussion ensued regarding elected governance on the Board, the City of Del Mar's thoughts of the writing of SB1, how the impacts on each City were determined, that a Board would be set up to determine mitigations of impacts, that there were a lot of details discussed but nothing had been discussed specifically with the City of Solana Beach, and that there should be a study performed in order to identify the impacts to each City.

Mayor Heebner provided a recap of the Committee updates, that the City of Del wanted to be the sole owner of the Fairgrounds, that various forms of governance were being considered, that it was not clear whether one board or multiple boards were being considered, and that it was not clear who would control the enterprise fund.

Gary Martin stated that he supported local control of the Fairground property, that he was concerned regarding lack of details this far into the process, that there had been no information about governance choices or information about authority of the Board, that the City of Del Mar had not responded at all to the City, and that control and governance issues had to be obtained from the City of

Del Mar.

Councilmember Campbell stated that he was unaware of what the time commitments would be required to participate on the 22nd District Agricultural Committee, that he would not have time to participate on the Committee and would like to step down from the Committee.

Councilmember Roberts stated that he had also wanted to step down from the Committee, however, agreed to stay on to keep continuity on the issue and made a motion for Mayor Heebner to replace Councilmember Campbell on the committee.

MOTION: Moved by Roberts and seconded by Campbell to appoint Mayor Heebner to the 22nd District Agricultural Association Ad Hoc Committee, replacing Councilmember Campbell. **Motion carried unanimously.**

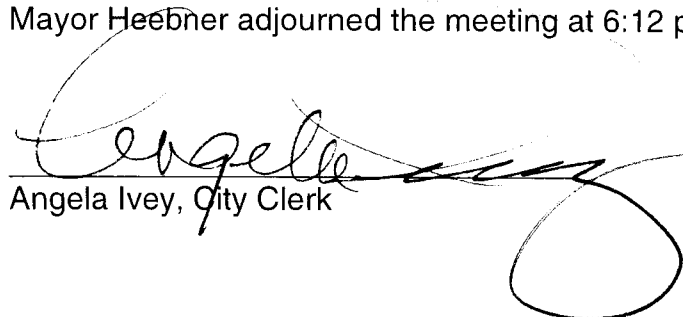
Councilmember Roberts stated that the community needed to be educated on the issue, that the impacted jurisdictions should be pulled together to discuss sole v. regional ownership, that a press conference should be held to discuss impacts and answer questions regarding the issue, that legislation should be created for regional control of the area, that impact fees should be put in the legislation so the fees could not be changed, and that the City should confirm the language of SB1.

Council discussed regional ownership of the Fairgrounds through a JPA structure, that a JPA would protect the property, that the JPA would own the property, that the current bill could be amended to address the regional ownership and impact fees, and that the Fairgrounds was a regional asset.

City Manager Ott, stated that he had clear direction to proceed.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:12 p.m.


Angela Ivey, City Clerk

Approved: October 26, 2011