

MINUTES

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PUBLIC FINANCING AUTHORITY

OCTOBER 3, 2007

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER BY MAYOR

MAYOR JANNEY called the Regular Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	McLean, Bragg
Councilmembers absent:	McCoy
Mayor present:	Janney
Mayor Pro Tem present:	Winter
Staff present:	City Manager Brown; City Attorney Lough; City Clerk Hald

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

None.

MAYOR/COUNCIL ANNOUNCEMENTS/REIMBURSEMENTS

COUNCILMEMBER MCLEAN reported on the South County Economic Development Council Summit; spoke about upcoming public hearings at SANDAG and MTS regarding fare modifications and the elimination of transfers; he spoke of the successful City Annual Concert event; announced that on October 11 the California Coastal Commission will be considering an application for construction of a segment of the Bayshore Bikeway; he attended the Chamber Breakfast where Allison Rolfe gave a presentation on the Seacoast Inn.

COUNCILMEMBER BRAGG spoke about the successful Annual Concert event and thanked City staff for their efforts.

MAYOR PRO TEM WINTER also spoke about the successful Annual Concert event and had positive comments about the laser light show.

MAYOR JANNEY thanked City staff for their efforts on the Annual Concert event; he challenged the business community to support concerts in Veterans Park next year; he reported on

attendance at the South County Economic Development Council Summit, and going to Washington, D.C. on behalf of the San Diego Regional Chamber.

COMMUNICATIONS FROM CITY STAFF

CITY MANAGER BROWN stated that information regarding the Comprehensive Fair Ordinance Amendments will be included in the upcoming FYI.

PUBLIC COMMENT

ERICA BELANDRES, of South Bay New Attitude Program, stated that the program is a partnership of youth, parents and residents who help reduce and prevent alcohol and other drug-related problems in communities; she invited City Council to attend the San Diego County Alcohol Policy Panel – Annual Legislative Forum on October 19.

MICHEL DEDINA expressed concern regarding RDA funds spent on street and sidewalk alterations adjacent to the Seacoast Inn; he would rather that the RDA funds be spent on a public pool and skate park.

PRESENTATIONS (1.1)

1.1 OVERVIEW OF SANDAG SMART GROWTH TOOLBOX, PRESENTED BY CAROLINA GREGOR. (0140-40)

CAROLINA GREGOR, of SANDAG, gave a PowerPoint presentation on the item.

CONSENT CALENDAR (2.1 - 2.5)

MOTION BY WINTER, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.3 AND 2.5. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: MCLEAN, BRAGG, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: MCCOY

IN REGARD TO ITEM NO. 2.4, MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: BRAGG, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: MCCOY
DISQUALIFIED: COUNCILMEMBERS: MCLEAN (DUE TO A POTENTIAL CONFLICT OF INTEREST)

2.1 MINUTES.

Approved the minutes of the Regular City Council Meeting of August 15, 2007 and the Regular City Council Workshop of August 22, 2007.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 64699 through 64867 with the subtotal amount of \$267,240.55; and Payroll Register Numbers 38868 through 38922 for the pay period ending 09/13/07 with the subtotal amount of \$137,441.24; for a total amount of \$404,681.79.

- 2.3 RESOLUTION NO. 2007-6545 – 24-MONTH EXTENSION TO THE “STATE ROUTE 75 LANDSCAPE MAINTENANCE PROGRAM” AGREEMENT. (0720-10)**
Adopted resolution.
- 2.4 RESOLUTION NO. 2007-6546 – APPROVAL OF BDS ENGINEERING PROPOSAL FOR ENGINEERING SUPPORT WORK – SOUTH SEACOAST DRIVE OVERLAY - CIP S08-101. (0720-10)**
Adopted resolution.
- 2.5 RESOLUTION NO. R-07-132 – AUTHORIZATION TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH RBF CONSULTING FOR ENVIRONMENTAL INITIAL STUDY SERVICES FOR THE BUILDING EXPANSION REGARDING THE PUBLIC WORKS FACILITY MASTER PLAN – CIP F05-101. (0910-30)**
Adopted resolution.

ITEM PULLED FROM THE CONSENT CALENDAR

None.

ORDINANCES - INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4.1)

- 4.1 ADOPT ORDINANCE NO. 2007-1057 ADDING CHAPTER 13.10 OF THE IMPERIAL BEACH MUNICIPAL CODE, RELATED TO STATE AND CITY VIDEO FRANCHISES. (0800-10)**

MAYOR JANNEY announced that he does business with one of the providers and left Council Chambers at 6:41 p.m.

CITY MANAGER BROWN introduced the item.

Discussion ensued regarding State franchises.

MAYOR PRO TEM WINTER called for the reading of Ordinance No. 2007-1057.

CITY CLERK HALD read the title of Ordinance No. 2007-1057, an Ordinance of the City Council of the City of Imperial Beach, California adding Chapter 13.10 of the Imperial Beach Municipal Code, related to State and City video franchises;

MOTION BY WINTER, SECOND BY MCLEAN, TO DISPENSE SECOND READING BY TITLE ONLY AND ADOPT ORDINANCE NO. 2007-1057. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS: MCLEAN, BRAGG, WINTER
NOES:	COUNCILMEMBERS: NONE
ABSENT:	COUNCILMEMBERS: MCCOY
DISQUALIFIED	COUNCILMEMBERS: JANNEY (DUE TO A POTENTIAL CONFLICT OF INTEREST)

MAYOR JANNEY returned to Council Chambers at 6:47 p.m.

WRITTEN COMMUNICATIONS (5)

None.

PUBLIC HEARINGS (6)

None.

REPORTS (7.1 - 7.4)

7.1 PROJECT PROPOSALS FOR THE FISCAL YEAR 2008/09 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM. (0650-33)

CITY MANAGER BROWN introduced the item and announced that a list of potential projects/programs was submitted as Last Minute Agenda Information.

Discussion ensued regarding looking into possible grant funds through the SAFE Board for firefighter equipment; the HUD monitoring criteria is so extensive that staff supported a more efficient process such as procurement of equipment; the recommended project also has a greater communitywide benefit.

MOTION BY MCLEAN, SECOND BY BRAGG, TO RECEIVE REPORT. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: MCLEAN, BRAGG, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: MCCOY

7.2 REDEVELOPMENT AGENCY PROGRESS REPORT. (0640-05)

CITY MANAGER BROWN introduced the item, and announced that status reports for Redevelopment Agency-funded CIP projects and façade improvement program projects were submitted as Last Minute Agenda Information.

REDEVELOPMENT COORDINATOR SELBY showed Before and After photographs of some façade improvement projects.

Discussion ensued regarding bringing back a RDA progress report, comparing it to the goals established in the 5-year Economic Development Plan.

7.3 RESOLUTION NO. R-07-131 – AMENDMENT OF REHABILITATION LOAN AGREEMENT WITH SOUTH BAY COMMUNITY SERVICES FOR SUBSTANTIAL REHABILITATION OF 1360 HEMLOCK AVENUE. (0660-65)

CITY MANAGER BROWN introduced the item.

REDEVELOPMENT COORDINATOR SELBY gave a report on the item.

Discussion ensued regarding use of Imperial Beach merchants for rehabilitation work.

MOTIONED AND SECONDED FOR ADOPTION OF RESOLUTION NO. R-07-131 – APPROVING AN AMENDMENT TO AN AGREEMENT WITH SOUTH BAY COMMUNITY SERVICES FOR REHABILITATION WORK LOCATED AT 1360 HEMLOCK AVENUE. MOTION CARRIED UNANIMOUSLY.

7.4 DRAFT DEVELOPMENT AGREEMENT FOR SEACOAST INN. (0660-43)

COUNCILMEMBER BRAGG left Council Chambers at 7:19 p.m. due to a potential conflict of interest, as her place of employment is within 500 feet of the project.

CITY MANAGER BROWN gave a report on the item and questioned if the draft development agreement correctly met Council's fundamental requests.

Discussion ensued regarding changing text to read, "Covenants, Conditions and Restrictions cannot be changed without City Council approval." City Attorney Lough to address concerns regarding inclusion of safeguards to ensure that the hotel remains a hotel and that it also remains a visitor serving facility (i.e., conference center, restaurant, etc.).

ALLISON ROLFE responded to concerns regarding approximate square footage and stated that the architectural drawings at this point are conceptual; she added no plans for significant changes in construction level details are planned and use of the word "approximately" would be acceptable when referring to square footage.

CITY MANAGER BROWN reiterated Council's priorities of making sure the hotel is built; ensuring it stays a hotel; and that green building standards are used.

REPORTS OF MAYOR AND COUNCILMEMBERS

None.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 7:50 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk