

MINUTES

**IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PUBLIC FINANCING AUTHORITY**

DECEMBER 5, 2007

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

**CLOSED SESSION – 5:00 P.M.
REGULAR MEETING – 6:00 P.M.**

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session Meeting to order at 5:01 p.m.

ROLL CALL

Councilmembers present:
Councilmembers absent:
Mayor present:
Mayor Pro Tem present:

Bragg, McCoy
McLean
Janney
Winter

Staff present:

City Manager Brown; City Attorney Lough;
City Clerk Hald

CLOSED SESSION

MOTION BY MCCOY, SECOND BY WINTER, TO ADJOURN TO CLOSED SESSION UNDER:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957
Title: City Attorney

MOTION CARRIED BY THE FOLLOWING VOTE:

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

MAYOR JANNEY adjourned the meeting to Closed Session at 5:02 p.m. and he reconvened the meeting to Open Session at 6:00 p.m. Reporting out of Closed Session, MAYOR JANNEY announced Council met earlier in Closed Session, gave direction, and had nothing to report.

REGULAR MEETING CALL TO ORDER BY MAYOR

MAYOR JANNEY called the Regular Meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	McLean, McCoy, Bragg
Councilmembers absent:	None
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 spoke about the successful Christmas Comes to IB event, despite the rain; he reported on the South County Economic Development Council breakfast meeting where County Supervisor Greg Cox reported on the recent fire tragedy and the budget for the County of San Diego and completed projects; he also reported on possible projects that would be funded by Proposition 1B; he thanked Janine Zúñiga of the Union-Tribune and Nina McDonald of the IB Eagle & Times for their excellence in reporting on matters relating to Imperial Beach.

COUNCILMEMBER MCCOY expressed concern about needed repairs to trolley cars and the rails for the Blue Line and she requested MTS give a report to City Council on the matter; and she announced the recent passing of Dr. Hill, the original owner of the IB Pet Hospital.

MAYOR PRO TEM WINTER announced that at the Metro Wastewater meeting scheduled for tomorrow, Mayor Sanders of San Diego will be in attendance; he agreed to attend quarterly meetings to hear issues from other participating agencies; she announced that Tim Bertch, the new Director for the City of San Diego, resigned effective next Thursday; she spoke about an article that appeared in the San Diego Magazine, titled "A Sewer Runs Through It," regarding the Bajagua Project.

COUNCILMEMBER MCLEAN announced the Pearl Harbor event is scheduled for Friday, December 7.

COMMUNICATIONS FROM CITY STAFF

CITY MANAGER BROWN reported that the City of Imperial Beach does not currently receive fluorinated water and he introduced incoming Sheriff's Captain Lisa Miller.

PUBLIC COMMENT

None.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1 - 2.5)

MOTION BY MCCOY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 - 2.5. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the minutes of the Regular City Council Meeting of November 21, 2007.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 65269 through 65379 for a total amount of \$1,788,530.80.

2.3 RESOLUTION NO. 2007-6564 – AMENDING FY 2007/2009 BUDGET FOR A GRANT OF \$17,865 FROM THE DEPARTMENT OF HOMELAND SECURITY (DHS) FY 2007 URBAN AREA SECURITY INITIATIVE (UASI) GRANT. (0390-88)

Adopted resolution.

2.4 CANCELLATION OF THE DECEMBER 11, 2007 CITY COUNCIL WORKSHOP. (0410-05)

Canceled the December 11, 2007 City Council Workshop.

2.5 ADOPT RESOLUTION NO. 2007-6563 APPROVING REVISION OF THE BUILDING OFFICIAL SALARY IN THE FY 2007/2008 SALARY AND COMPENSATION PLAN AND AMENDING THE FY 2007/2008 AND FY 2008/2009 BUDGET. (0330-30 & 0520-75)

Adopted resolution.

ITEMS PULLED FROM THE CONSENT CALENDAR

None.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4.1)

4.1 SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES: SPECIFIC PLAN (GPA 03-095), DESIGN REVIEW (DRC 03-094), REGULAR COASTAL PERMIT (CP 03-091) SITE PLAN REVIEW (SPR 03-093), TENTATIVE MAP (TM 03-092), DEVELOPMENT AGREEMENT AND ENVIRONMENTAL IMPACT REPORT (EIA 04-034) FOR THE REDEVELOPMENT OF AN EXISTING HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF661. (0660-43)

COUNCILMEMBER BRAGG announced she had a potential conflict of interest on the item as her place of employment is within 500 feet of the project, and she left Council Chambers at 6:18 p.m.

MAYOR JANNEY declared the public hearing reconvened.

CITY MANAGER BROWN introduced the item and announced Last Minute Agenda Information was provided concerning a correction to the Assessor's Parcel Number (revised Resolution No. 2007-6559 and revised Ordinance No. 2007-1060); he anticipated construction as early as fall 2008 to early 2009; he spoke about a possible appeal by the Coastal Commission staff; he responded to concerns regarding the timeframes as shown in Exhibit F of the Development Agreement.

CITY ATTORNEY LOUGH noted that the changes provided in the Last Minute Agenda Information correct a typographical error; in the development agreement the title of the other party's signer would be typed in; both of these changes would not require a reintroduction.

COUNCILMEMBER MCCOY expressed concern about the general state of the economy; she noted, however, the hotel's beachfront location and the vehicle for financing is attractive to investors; she questioned if Pacifica had any bills due before going to the California Coastal Commission.

CITY MANAGER BROWN responded that there is a \$2,550 filing fee with the California Fish and Game that needs to be paid quickly; a developer deposit check for \$25,000 is due, but not needed before going to the California Coastal Commission.

In response to Councilmember McLean, ALLISON ROLFE, Project Manager for Pacifica, stated that some of the concerns he raised are listed in the matrix she provided to City Council; the matrix contains responses to comments (that were non-Environmental Impact Report related) made at the various workshops; she noted that there is space in the lobby for a computer, there will be a ground floor gym, a gift shop will be considered, there will be showers by the stairs for guests coming from the beach, the restaurant will stay on the ground floor, and there will be a view from the patio; and she anticipated completion of working drawings sooner than the 9-month deadline.

MAYOR JANNEY closed the public hearing and called for the second reading of Ordinance No. 2007-1060.

CITY CLERK HALD read the title of Ordinance No. 2007-1060, an Ordinance of the City Council

of the City of Imperial Beach, California, approving the Seacoast Inn Specific Plan (GPA 03-095) that proposes the demolition of the existing 38-room hotel and construction of a new 4-story, 78-room hotel with a seawall, 111 parking spaces, a restaurant, a meeting room and related Date Avenue street end improvements located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone.

MOTION BY MCLEAN, SECOND BY MCCOY, TO DISPENSE SECOND READING OF AND ADOPT ORDINANCE NO. 2007-1060 BY TITLE ONLY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: MCLEAN, MCCOY, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
DISQUALIFIED: COUNCILMEMBERS: BRAGG (DUE TO POTENTIAL CONFLICTS OF INTERESTS)

MAYOR JANNEY called for the second reading of Ordinance No. 2007-1061.

CITY CLERK HALD read the title of Ordinance No. 2007-1061, an Ordinance of the City Council of the City of Imperial Beach, California, approving a development agreement by and between the City Council of the City of Imperial Beach and Imperial Coast Limited Partnership of a general partnership of Pacifica Hospitality Group, Inc.

MOTION BY MCCOY, SECOND BY MCLEAN, TO DISPENSE SECOND READING OF AND ADOPT ORDINANCE NO. 2007-1061 BY TITLE ONLY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: MCLEAN, MCCOY, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
DISQUALIFIED: COUNCILMEMBERS: BRAGG (DUE TO POTENTIAL CONFLICTS OF INTERESTS)

MOTION BY MCCOY, SECOND BY WINTER, TO ADOPT RESOLUTION NO. 2007-6559, APPROVING REGULAR COASTAL DEVELOPMENT PERMIT (CP 03-091), DESIGN REVIEW (DRC 03-094), SITE PLAN REVIEW (SPR 03-093), TENTATIVE MAP (TM 03-092), AND ENVIRONMENTAL IMPACT REPORT (EIA 04-034) FOR THE DEMOLITION OF THE EXISTING 38-ROOM SEACOAST INN AND CONSTRUCTION OF A 4-STORY, 78-ROOM HOTEL WITH A SEAWALL, 111 PARKING SPACES, A RESTAURANT, A MEETING ROOM AND RELATED DATE AVENUE STREET END IMPROVEMENTS LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: MCLEAN, MCCOY, WINTER, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE
DISQUALIFIED: COUNCILMEMBERS: BRAGG (DUE TO POTENTIAL CONFLICTS OF INTERESTS)

COUNCILMEMBER BRAGG returned to Council Chambers at 6:39 p.m.

WRITTEN COMMUNICATIONS (5)

None.

PUBLIC HEARINGS (6)

None.

REPORTS (7.1-7.4)

7.1 RESOLUTION NO. 2007-6562 – AUTHORIZING THE CITY MANAGER TO SIGN THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM SAN DIEGO REGIONAL STORM WATER COPERMITTEE MEMORANDUM OF UNDERSTANDING OF NOVEMBER 16, 2007. (0770-70)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item.

CITY CLERK HALD announced no speaker slips were submitted.

MOTION BY MCCOY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2007-6562, AUTHORIZING THE CITY MANAGER OF THE CITY OF IMPERIAL BEACH TO SIGN THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM SAN DIEGO REGIONAL STORM WATER COPERMITTEE MEMORANDUM OF UNDERSTANDING OF NOVEMBER 16, 2007. MOTION CARRIED UNANIMOUSLY.

7.2 AWARD CONTRACT FOR PAVEMENT CONDITION ASSESSMENT. (0720-90)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item and he responded to Council's concerns regarding the highest bidder.

MOTION BY BRAGG, SECOND BY MCLEAN, TO ADOPT RESOLUTION NO. 2007-6561, AWARDED OF THE PAVEMENT CONDITION ASSESSMENT PROJECT TO IMS INFRASTRUCTURE MANAGEMENT AND AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER WITH IMS INFRASTRUCTURE MANAGEMENT FOR THE PURPOSE OF CONDUCTING THE PAVEMENT CONDITION ASSESSMENT WITHIN THE CITY OF IMPERIAL BEACH. MOTION CARRIED UNANIMOUSLY.

7.3 2008 CITY COUNCIL MEETING AND WORKSHOP CALENDAR. (0410-05)

CITY MANAGER BROWN introduced the item; he noted that there is the regular scheduled meeting on December 19, 2007; however, if Council cancelled it, he recommended a meeting be held on January 9, 2008 for review of the CIP.

MOTION BY MCCOY, SECOND BY BRAGG, TO APPROVE THE 2008 CITY COUNCIL CALENDAR WHICH INCLUDES A MEETING ON JANUARY 9, 2008, CITY COUNCIL QUARTERLY WORKSHOPS ON JANUARY 29, 2008, APRIL 8, 2008, JULY 22, 2008 AND OCTOBER 7, 2008, AND CANCELLATION OF THE DECEMBER 19, 2007 AND JANUARY 7, 2009 CITY COUNCIL MEETINGS. MOTION CARRIED UNANIMOUSLY.

7.4 NEIGHBORHOOD REVITALIZATION – CLEAN AND GREEN PROGRAM. (0640-95)

CITY MANAGER BROWN introduced the item.

REDEVELOPMENT COORDINATOR SELBY gave a report on the item.

MAYOR JANNEY requested program information be included in the City's Newsletter.

COUNCILMEMBER MCLEAN suggested that program information also be included in the IB Eagle & Times and Union-Tribune.

COUNCILMEMBER MCCOY encouraged the program focus its efforts on reducing the carbon footprint.

COUNCILMEMBER BRAGG suggested that Redevelopment Coordinator Selby partner with the Paint IB applicants.

REDEVELOPMENT COORDINATOR SELBY stated that he would look into partnering with Paint IB, SDG&E, and Cal-Am Water.

MOTION BY WINTER, SECOND BY MCLEAN, TO APPROVE RESOLUTION NO. R-07-134 AUTHORIZING THE ESTABLISHMENT OF THE CLEAN AND GREEN PROGRAM, A NEIGHBORHOOD REVITALIZATION PROJECT. MOTION CARRIED UNANIMOUSLY.

REPORTS OF MAYOR AND COUNCILMEMBERS

MAYOR JANNEY stated that the Pearl Harbor Memorial event will take place at Pier Plaza stage, rather than on the pier.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 7:00 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk