



CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

MINUTES

Joint REGULAR Meeting

Wednesday, June 23, 2021 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

- City Council meetings are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

See Public Participation on the first page of the Agenda for publication participation options.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:28 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson

Absent: None

Also: Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Pride Month

Mayor Heebner presented a proclamation for LGBTQ+ Pride Month.

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Becker and second by Councilmember Edson to approve. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Mary Yang spoke about the California wildfires, low water reservoirs, high weather temperatures, and asked that the City opt up to the green impact CEA's 100% renewable energy content for the benefit of the City and the San Elijo JPA.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for May 22, 2021 – June 04, 2021.

[Item A.1. Report \(click here\)](#)

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried

unanimously.

A.2. General Fund Budget Adjustments for Fiscal Year (FY) 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the FY 2020-2021 General Fund Adopted Budget.

[Item A.2. Report \(click here\)](#)

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.3. Annual Investment Policy. (File 0350-30)

Recommendation: That the City Council

1. Adopt **Resolution 2021-075** approving the City's Investment Policy for Fiscal Year 2021/22.

[Item A.3. Report \(click here\)](#)

[Item A.3. Updated Report #1 \(upd. 6-23-21 at 12:00pm\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.4. Appropriations Limit for Fiscal Year (FY) 2021/22. (File 0330-60)

Recommendation: That the City Council

1. Adopt **Resolution 2021-074** establishing the FY 2021/22 Appropriations Limit in accordance with Article XIII B of the California Constitution and Government Code Section 7910 and choosing the County of San Diego's change in population growth to calculate the Appropriations Limit.

[Item A.4. Report \(click here\)](#)

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Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.5. State-Mandated Annual Fire Inspections Report in Compliance with Senate Bill 1205. (File 0600-80)

Recommendation: That the City Council

1. Adopt **Resolution 2021-090** accepting a report on the status of all state-mandated annual fire inspections in the City of Solana Beach in conjunction with SB 1205 and California Health and Safety Code Section 13146.4.

[Item A.5. Report \(click here\)](#)

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Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.6. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-088** authorizing the destruction of officially obsolete records.

[Item A.6. Report \(click here\)](#)

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Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.7. Crossing Guard Services. (File 0860-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-086:**
 - a. Approving the Amended MOU with the Solana Beach School District for crossing guard services.
 - b. Approving the PSA with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to two additional one-year terms.
 - c. Authorize the City Manager to execute the MOU and PSA pending approval of these items by the Solana Beach School District.
 - d. Appropriating \$186,984 to the Professional Services expenditure account in the Traffic Safety budget unit and \$121,540 to the Reimbursed Cost revenue account, both in the General Fund.

[Item A.7. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.8. Work Plan Fiscal Year (FY) 2021/22. (File 0410-08)

Recommendation: That the City Council

1. Consider and adopt the final FY 2021/2022 Work Plan.

[Item A.8. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.

Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.9. Traffic Signal Maintenance Services. (File 0860-55)

Recommendation: That the City Council

1. Adopt **Resolution 2021-089** authorizing the City Manager to execute Amendment 4 to the Professional Services Agreement with Siemens Mobility, Inc. for Traffic Signal Maintenance Services for FY 2021/22, to increase the compensation to an amount not to exceed \$42,500.

[Item A.9. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve.

Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1. – B.4.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: Fiscal Year (FY) 2021/22 & FY 2022/23 Budget. (File 0330-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Adopt **Resolution 2021-092** approving FY 2021/22 and FY 2022/23 Budget.

[Item B.1. Report \(click here\)](#)

[Item B.1. Updated Report #1 \(upd. 6-23-21 at 9:30am\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Ryan Smith, Finance Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Jeff Lyle, Budget & Finance Commission, spoke about their letter submittal and support for this budget adoption.

Council and Staff discussed ARPA funds and how they applied to the budget, opting up the City's municipal accounts to 100% renewable energy which would not be a significant cost, the Budget & Finance Commission's review, raising the internal service fund reserves and sand replenishment fund over the next few years, and funds for the Marine Safety Center.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to close the public hearing. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve and opting up the City's municipal accounts to 100% renewable energy offering for the CEA. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.2. Public Hearing: Rate Increase (Prop 218) for EDCO Waste and Recycling Services. (File 1030-15)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Report Written Protests Received; Receive Public Testimony, Close the Public Hearing.
2. Following the Public Hearing, consider adoption of **Resolution 2021-087** approving EDCO's rate review request increasing solid waste and recycling rates for FY 2021/22 in accordance with the Franchise Agreement.

[Item B.2. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received by the City.

Council and Staff discussed that the increase did not include the approaching organic recycling which would start January 2022, and that local businesses can reach out to EDCO to do what they can to keep their expenses as low as possible.

Jim Ambroso, EDCO, spoke about working with businesses so they better understand the organic recycling requirements and adapt the program into their services, adding organic services would decrease solid waste services, and the mission to help everyone understand what can be removed from solid waste and digested.

Council, Staff, and EDCO discussed the goal of the organic waste program to reduce solid waste, EDCO's capacity to meet the needs with the number of tanks already built as well as additional tanks planned to be built, the methane produced by the digester would be renewable gas which would be initially used for the waste vehicles that service the cities, and that the green waste bags were not yet able to break down in the organic waste digester and were only for green waste.

Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to close the public hearing. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.3. Public Hearing: Solana Beach Coastal Rail Trail (CRT) Maintenance District Annual Assessments. (File 0495-20)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Adopt **Resolution 2021-080**, approving the Engineer's Report regarding the Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2021-081**, ordering the levy and collection of the annual assessments regarding the Coastal Rail Trail Maintenance District for Fiscal Year 2021/22.

[Item B.3. Report \(click here\)](#)

[Item B.3. Supplemental Docs \(upd. 6-22-21 at 5:30pm\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Kathleen Drummond, Seaweeders Solana Beach Garden Club, said that there was some decline on the Coastal Rail Trail weeding over the last year, that the overgrowth presented an ongoing problem requiring harder work to return it to its glory before the pandemic, and that they propose that their members meet monthly with the City to talk about their observations of needs and recommendations.

Cindi Clemons, Seaweeders Solana Beach Garden Club, said that they maintain the local Post Office garden, the community garden within the Coastal Rail Trail, and that they planted the El Viento garden and the California native garden behind the Fire department, and that they oversaw the design and installation of over 100 milkweed and pollinator plans in the new Monarch garden at La Colonia Eden Gardens for the Mayor's Monarch Pledge. She said that they would like to offer their volunteer services to consult on maintenance of the entire Coastal Rail Trail by meeting monthly with Staff to provide suggestions for each month's maintenance focus on the rail trail.

Council and Staff discussed the City's continued use of non-toxic products on weeds and directing Staff to meet with the Seaweeders for their maintenance input.

Angela Ivey, City Clerk, reported that no protests were received by the City.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to close the public hearing. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Councilmember Zito and second by Councilmember Harless to approve. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.4. Public Hearing: Solana Beach Lighting Maintenance District Annual Assessments. (File 0495-20)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2021-082** confirming the diagram and assessment and approving the City of Solana Beach Lighting Maintenance District Engineer's Report.
3. Adopt **Resolution 2021-083** ordering the levy and collection of annual assessments for FY 2021/22 and ordering the transmission of charges to the County Auditor for collection.

[Item B.4. Report \(click here\)](#)

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Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received by the City.

Motion: Moved by Councilmember Zito and second by Councilmember Harless to close the public hearing. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes:

None. Motion carried unanimously.

Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Mayor Heebner recessed the meeting at 7:45 p.m. for a break and reconvened at 7:50 p.m.

C. STAFF REPORTS: (C.1. – C.2.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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C.1. Fiscal Year (FY) 2021/22 Community Grant Program Awards. (File 0330-25)

Recommendation: That the City Council

1. Select the FY 2021/22 Community Grant Program recipients and identify an award amount to each recipient.
2. Adopt **Resolution 2021-091** authorizing the funding for the selected community grant applicants for financial assistance under the FY 2021/22 Community Grant Program.

[Item C.1. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file) regarding the grant requests and Council's initial allocations, that Santa Fe Christian just donated \$25,000 to the program increasing the overall funds to be allocated.

Assistance League Rancho San Dieguito	\$ 3,000
Bike Walk Solana	\$ 3,600
Boys & Girls Club of San Dieguito	\$ 5,000
Casa De Amistad	\$ 5,000
Community Resource Center	\$ 5,000
Disconnect Collective	\$ 4,500
Girls on the Run	\$ 4,432
Jaliscience Folkloric Academy	\$ 4,500
La Colonia Community Foundation	\$ 5,000
North Coast Repertory Theatre	\$ 5,000
Pathways to Citizenship (NCICC)	\$ 4,698
Solana Beach Civic and Historical Society	\$ 5,000

TOTAL \$ 55,000

C.2. Building Electrification and Electric Vehicle Charging Reach Codes Discussion. (File 0600-05)

Recommendation: That the City Council

1. Discuss and provide direction to Staff regarding the potential development of Building Electrification and Electric Vehicle Charging Infrastructure Reach Codes.

[Item C.2. Report \(click here\)](#)

[Item C.2. Supplemental Docs \(upd. 6-23-21 at 3:20pm\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Rimiga Viskanta, Sr. Management Analyst, presented a PowerPoint (on file).

Council and Staff discussed a reach code for solar, EV, and building electrification for non-residential properties, cost efficiency studies of electrification, and whether substantial remodel would require solar panels if they would require electrification.

Mary Yang (time donated by Colleen FitzSimons), Climate Action Commission member and the Decarbonization Strategy Subcommittee member, presented a PowerPoint (on file) regarding California legislation, Solana Beach policies, and the Climate Action Commission actions.

Peter Zahn continued the PowerPoint (on file) about various issues to address once more research is obtained and reviewed suggested timelines of actions.

Karina Gonzalez, Hammond Climate Solutions, spoke about pursuing solutions making us less dependent on natural gas, and asked the City to join other cities to draft building electrification reach codes that would require electrification of new building and substantial remodels.

Karl Aldinger, Sierra Club Conservation Organizer, and the San Diego Building Electrification Coalition, requested that Council move forward with the proposed building electrification reach code ordinance and consider an all-electric reach code which would future-proof new buildings in the City and work in the homeowner's favor, and decarbonization will work immediately to reduce emissions, combustion of methane, which is now becoming the second biggest contributor to the homeowner and renter's emissions. He asked that the City align with the 47 other municipalities throughout California who have taken action, that Solana Beach had been zoned identified as climate zone seven which had already been assessed so that even with the San Diego Gas and Electric rates that electrification would be cost-effective.

Joe Gabaldon, SDGE, said that they share the City's ambitions to achieve meaningful reductions in greenhouse gas emissions, SDGE's first company-wide sustainability strategy, a full report was located at www.SDGE.com/sustainability, their commitment to

achieve net-zero emissions by 2045, and encouraged the City to conduct additional studies on impacts to working families, communities of concern, and the business community, to include a variety of tools and pathways and possibilities of renewable natural gas to accomplish the decarbonization goals, and to consider the implications to the future of working families, union jobs, and the labor community.

Kelvin Barrios, Director of Government Affairs for Laborers of Local 89, a construction trade union in San Diego County with over 3,600 members, said that their internal research showed that the assessments were reliant on Northern California cities compared to real local costs, to provide an incentive for electrification without a mandate, and that this mandate would not necessarily create good paying union jobs.

Council and Staff discussed that the Business Liaison Standing Committee provided positive feedback to this presentation, the need for adequate outreach, the concern about cooktop at restaurants, an RFP (request for proposals) for consultants to quantify the effect on the greenhouse gas reductions if various reach codes were implemented, allowing some flexibility rather than 100% initially, wiring for electrical in the future even if they would be using a gas cooktop, that this was an effort in meeting the state's requirement to reduce greenhouse gases, moving to electric in stages, whether a joint cost study with Encinitas would be appropriate, that there were existing studies breaking areas into climate zones, the definition of a major or substantial remodel, and having Staff create a timeline that fits.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting in honor of Janie King, Robert Gottfredson, and Coach Jim Temples at 8:48 p.m.

Angela Ivey, City Clerk

Council Approved: September 8, 2021