

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL AND  
COMMUNITY DEVELOPMENT COMMISSION  
OF NATIONAL CITY, CALIFORNIA**

**September 21, 2010**

The Regular Meeting of the City Council and Community Development Commission of National City was called to order at 6:03 p.m. by Mayor / Chairman Ron Morrison.

**ROLL CALL**

Council / Commission members present: Morrison, Sotelo-Solis, Van Deventer, Zarate.

Administrative Officials present: Babaki, Dalla, Deese, Duong, Gonzales, Hodges, Ladrido, Parra, Raulston, Silva, Smith, Williams, Zapata.

Others present: City Treasurer Mitch Beauchamp and Student Representatives Fred Wells and Samantha Galicia.

**PLEDGE OF ALLEGIANCE TO THE FLAG BY MAYOR RON MORRISON**

**PUBLIC ORAL COMMUNICATIONS**

Natalie Roberts, representing 'I Love a Clean San Diego' announced the annual Coastal Clean-up event on September 25<sup>th</sup> which is the largest volunteer event of the year and will involve 10,000 volunteers working at 86 sites, two of which are in National City.

**PRESENTATIONS**

**PERSONNEL RECOGNITION / APPRECIATION ADMIN (604-2-1)**

1. Employee of the Month of September 2010 – Thomas Butts – Fire Engineer

**COUNCIL MEETING PRESENTATIONS 2010 (102-10-5)**

2. Presentation – Interstate 805 South Project – Joel Haven, Corridor Director – Caltrans  
**ACTION:** No presentation was made. The item will be on another agenda.

**CITY COUNCIL**

**CONSENT CALENDAR**

**ADOPTION OF CONSENT CALENDAR.** Item No. 3 (Minutes), Item Nos. 4 through 12 (Resolution Nos. 2010-208 through 2010-216), Item Nos. 13 and 14 (Warrant Registers), Item No. 15 (Report). Motion by Van Deventer, seconded by Zarate, to approve the Consent Calendar. Carried by unanimous vote.

**APPROVAL OF MINUTES**

3. **SUBJECT:** Approval of the Minutes of the Adjourned Regular City Council/Community Development Commission Meeting of April 13, 2010, the Regular Meetings of July 20, 2010 and September 7, 2010. (City Clerk)

**ACTION:** Approved. See above.

**ENCROACHMENT AGREEMENT ADMIN 2010 (903-14-4)**

4. Resolution No. 2010-208. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE MAYOR TO EXECUTE AN ENCROACHMENT AGREEMENT WITH KATHRYN BOONE, OWNER OF THE PROPERTY AT 1303 E. 1<sup>ST</sup> STREET WITH IRON FENCE ENCROACHING THE PUBLIC RIGHT-OF-WAY. (Development Services/ Engineering)

**ACTION:** Adopted. See above.

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

5. Resolution No. 2010-209. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE INSTALLATION OF 10 FEET OF RED CURB "NO PARKING" ON E. 22<sup>ND</sup> STREET AT A AVENUE TO IMPROVE SIGHT DISTANCE (TSC ITEM NO. 2010-15). (Development Services/ Engineering Division)

**ACTION:** Adopted. See above.

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

6. Resolution No. 2010-210. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE INSTALLATION OF 20 FEET OF RED CURB "NO PARKING" ON THE EAST SIDE OF PALM AVENUE AT E. 10<sup>TH</sup> STREET TO IMPROVE SIGHT DISTANCE (TSC ITEM NO. 2010-16). (Development Services/Engineering Division)

**ACTION:** Adopted. See above.

**CONSENT CALENDAR (cont.)**

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

7. Resolution No. 2010-211. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE STOP CONTROL AND CENTERLINE STRIPING FOR E. 24<sup>TH</sup> STREET AT PROSPECT STREET AND INSTALLATION OF 40 FEET OF RED CURB "NO PARKING" ON THE WEST SIDE OF PROSPECT STREET AT E. 24<sup>TH</sup> STREET TO IMPROVE SIGHT DISTANCE AND ENHANCE TRAFFIC SAFETY (TSC ITEM NO. 2010-17). (Development Services/ Engineering)  
**ACTION:** Adopted. See above.

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

8. Resolution No. 2010-212. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE INSTALLATION OF PARKING LANE STRIPING ON THE SOUTH SIDE OF PLAZA BOULEVARD BETWEEN COOLIDGE AVENUE AND HOOVER AVENUE AND A PEDESTRIAN BARRICADE TO PROHIBIT CROSSING THE NORTH LEG OF THE INTERSECTION TO ENHANCE TRAFFIC SAFETY (TSC ITEM NO. 2010-18). (Development Services/Engineering)  
**ACTION:** Adopted. See above.

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

9. Resolution No. 2010-213. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE INSTALLATION OF 36 FEET OF WHITE CURB "3-MINUTE PASSENGER LOADING" NEAR THE MAIN ENTRANCE TO THE SOUTH BUILDING OF KIMBALL TOWERS, LOCATED AT 1415 D AVENUE TO PROVIDE DROP-OFF/PICK-UP ACCESS FOR SENIORS IN NEED OF TRANSPORTATION (TSC ITEM NO. 2010-19). (Development Services/Engineering)  
**ACTION:** Adopted. See above.

**PARKING & TRAFFIC CONTROL ADMIN 2010 (801-2-31)**

10. Resolution No. 2010-214. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE CITY ENGINEER TO APPROVE INSTALLATION OF RED CURB "NO PARKING" AND A 15 MPH CURVE WARNING SIGN AT THE WEST INTERSECTION OF GROVE STREET AND E. 14<sup>TH</sup> STREET TO ENHANCE TRAFFIC SAFETY (TSC ITEM NO. 2010-20). (Development Services/Engineering)  
**ACTION:** Adopted. See above.

**CONSENT CALENDAR (cont.)**

**FINANCIAL MANAGEMENT 2010 - 2011 (204-1-26)**

11. Resolution No. 2010-215. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY: ADJUSTING THE FACILITIES MAINTENANCE FUND APPROPRIATIONS BY \$450,000 AND ESTABLISHING DEBT SERVICE PRINCIPAL AND INTEREST ACCOUNTS FOR PAYMENTS TO THE CITY NATIONAL BANK DEBT SERVICE FOR THE HONEYWELL BUILDING SOLUTIONS ENERGY RETROFIT PROGRAM. (Finance)  
**ACTION:** Adopted. See above.

**FINANCIAL MANAGEMENT 2010 - 2011 (204-1-26)**

12. Resolution No. 2010-216. RESOLUTION OF THE CITY OF NATIONAL CITY AUTHORIZING THE REIMBURSEMENT TO THE FACILITIES MAINTENANCE FUND (ACCOUNT NO. 626-422-223-323) FROM THE GENERAL FUND CONTINGENCY RESERVE (FUND 001-2411) IN THE AMOUNT OF \$4,210 FOR THE COST OF MATERIALS TO REPAIR THE PUBLIC RESTROOMS IN THE LIBRARY, AND ESTABLISHING APPROPRIATIONS IN THE AMOUNT OF \$15,000 TO ACCOUNT NUMBER 001-409-500-598-1590 FROM THE GENERAL FUND CONTINGENCY RESERVE (001-2411) TO REPLACE SPECIFIC AREAS OF THE LIBRARY FLOORING. (City Manager)  
**ACTION:** Adopted. See above.

**WARRANT REGISTER JULY 2010 - JUNE 2011 (202-1-25)**

13. Warrant Register #7 for the period of 08/11/10 through 08/17/10 in the amount of \$327,182.08. (Finance)  
**ACTION:** Ratified. See above.

**WARRANT REGISTER JULY 2010 - JUNE 2011 (202-1-25)**

14. Warrant Register #8 for the period of 08/18/10 through 08/24/10 in the amount of \$3,014,195.70. (Finance)  
**ACTION:** Ratified. See above.

**FINANCIAL MANAGEMENT 2010 - 2011 (204-1-26)**

15. National City Sales Tax Update – First Quarter 2010. (Finance)  
**ACTION:** Filed. See above.

**NON CONSENT RESOLUTION**

**FINANCIAL MANAGEMENT 2010 - 2011 (204-1-26)  
CONTRACT (C2010-65)**

16. Resolution No. 2010-217. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY; (1) AUTHORIZING PROCEEDINGS TO REFINANCE \$3,280,000 OUTSTANDING 1998 LEASE REVENUE BONDS; (2) TERMINATING THE 1998 LEASE AGREEMENT BETWEEN THE CITY, THE NATIONAL CITY JOINT POWERS FINANCING AUTHORITY, AND UNION BANK OF CALIFORNIA; (3) APPROVING THE NEW LEASE AGREEMENT BETWEEN THE CITY AND THE NATIONAL CITY JOINT POWERS FINANCING AUTHORITY; (4) APPROVING THE ASSIGNMENT AGREEMENT BETWEEN THE AUTHORITY AND THE LENDER; AND (5) APPROVING THE IRREVOCABLE REFUNDING INSTRUCTIONS GIVEN BY THE CITY TO THE 1998 TRUSTEE. WITH THIS REFINANCE, THE GENERAL FUND WILL REALIZE A DIRECT SAVINGS OF \$137,000 IN FY 10-11. (Finance)

**RECOMMENDATION:** Approve the Resolution and authorize staff to execute the Termination Agreement, the Lease Agreement, the Assignment Agreement and the irrevocable refunding instructions.

**TESTIMONY:** None.

**ACTION:** Motion by Van Deventer, seconded by Zarate, to adopt the Resolution. Carried by unanimous vote.

**NEW BUSINESS**

**TEMPORARY USE PERMITS 2010 (203-1-26)**

17. Temporary Use Permit – Cornerstone Heart Revolution Annual Community Conference sponsored by Cornerstone Church of San Diego at 1920 Sweetwater Road from September 27 through October 3, 2010 from 9:00 a.m. to 9:00 p.m. with no waiver of fees. (Neighborhood Services)

**RECOMMENDATION:** Approve the application for a Temporary Use Permit subject to compliance with all conditions of approval.

**TESTIMONY:** None.

**ACTION:** Motion by Van Deventer, seconded by Zarate, to approve staff recommendation. Carried by unanimous vote.

**NEW BUSINESS (cont.)**

**TEMPORARY USE PERMITS 2010 (203-1-26)**

18. Temporary Use Permit – St. Mary's Fall Festival & Fund Raiser hosted by St. Mary's Church on October 3, 2010 at the parish grounds located at 426 E. 7<sup>th</sup> Street from 7 a.m. to 6:30 p.m. with no waiver of fees. (Neighborhood Services).

**RECOMMENDATION:** Approve the application for a Temporary Use Permit subject to compliance with all conditions of approval with no waiver of fees.

**TESTIMONY:** None.

**ACTION:** Motion by Sotelo-Solis, seconded by Zarate, to approve staff recommendation. Carried by unanimous vote.

**TEMPORARY USE PERMITS 2010 (203-1-26)**

19. Temporary Use Permit – Tower of Terror sponsored by the National City Fire Department on October 31, 2010 from 5:00 p.m. to 9:00 p.m. at Fire Station 34 located at 343 East 16<sup>th</sup> Street. This is a National City sponsored event per Council Policy No. 804. (Neighborhood Services)

**RECOMMENDATION:** Approve the application for a Temporary Use Permit subject to compliance with all conditions of approval and waiver of fees according to Council Policy No. 804.

**TESTIMONY:** None.

**ACTION:** Motion by Zarate, seconded by Van Deventer, to approve staff recommendation. Carried by unanimous vote.

**KIMBALL SENIOR CENTER ADMIN (702-1-2)**

20. Request from the Spearhead Seniors Group to use a City facility for their monthly senior activities as outlined in the attached staff report. (Community Services)

**RECOMMENDATION:** Provide direction to staff.

**TESTIMONY:** Vida Samson, from Spearhead Seniors, spoke in favor and responded to questions.

**ACTION:** Motion by Van Deventer, seconded by Zarate, to approve option #3 with all conditions of staff. Carried by unanimous vote.

**BLOCK GRANT PROGRAM ADMIN 2010 - 2011 (406-1-25)**

21. HUD Monitoring Report of the Community Development Block Grant Program, HOME Investment Partnerships Program, and Lead Based Paint Hazard Control requirements. (Community Development)

**RECOMMENDATION:** Accept and file.

**TESTIMONY:** None.

**ACTION:** Motion by Van Deventer, seconded by Sotelo-Solis, to accept and file. Carried by unanimous vote.

**NEW BUSINESS (cont.)**

**COMMUNITY SERVICES DEPT ADMIN (1104-1-7)**

22. Local Armed Services Personnel Recognition. (City Manager/Community Service)

**RECOMMENDATION:** Approve the following methods of recognition: (1) Utilization of the lobby monitor to display photos of selected service personnel on a rotating basis. (2) Creation of web pages to recognize all local personnel and list resources for service personnel, veterans and their families.

**TESTIMONY:** None.

**ACTION:** There was discussion and numerous suggestions were made. There was no vote.

**COUNCIL MEETINGS REGS / SCHEDULE ADMIN (102-7-1)**

23. City Council Meeting Schedule – Review and Clarification. (City Clerk)

**RECOMMENDATION:** Review and provide direction.

**TESTIMONY:** None.

**ACTION:** Motion by Van Deventer, seconded by Zarate, to approve the following Council Meeting dates for 2010 and 2011: October 5 and 19, November 9 and 23, December 7, 2010 and January 11 and 25, 2011. Carried by unanimous vote.

**COMMUNITY DEVELOPMENT COMMISSION**

**CONSENT CALENDAR**

**ADOPTION OF CONSENT CALENDAR.** Item No. 24 (Resolution No. 2010-218), Item Nos. 25 and 26 (Warrant Registers). Motion by Van Deventer, seconded by Zarate, to approve the Consent Calendar. Carried by unanimous vote.

**FINANCIAL MANAGEMENT 2010 - 2011 (204-1-26)**

24. Resolution No. 2010-218. RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION (CDC) OF THE CITY OF NATIONAL CITY ADJUSTING THE SECTION 8 FUND APPROPRIATIONS BY \$572,200 DUE TO INCREASED RENTAL ASSISTANCE TO FAMILIES. SECTION 8 RECEIVED \$1.2 MILLION IN EXTRAORDINARY ADMINISTRATION FEES TO SUBSIDIZE THE ADDITIONAL EXPENDITURES. (Finance)

**ACTION:** Adopted. See above.

**CONSENT CALENDAR (cont.)**

**WARRANT REGISTER JULY 2010 - JUNE 2011 (202-1-25)**

25. Authorize the reimbursement of Community Development Commission expenditures in the amount of \$81,109.11 to the City of National City for the period of 08/11/10 through 08/17/10. (Finance)

**ACTION:** Approved. See above.

**WARRANT REGISTER JULY 2010 - JUNE 2011 (202-1-25)**

26. Authorize the reimbursement of Community Development Commission expenditures in the amount of \$110,128.06 to the City of National City for the period of 08/18/10 through 08/24/10. (Finance)

**ACTION:** Approved. See above.

**NON CONSENT RESOLUTIONS**

**CONTRACT (C2010-66)**

27. Resolution No. 2010-219. RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION (CDC) OF THE CITY OF NATIONAL CITY APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT WITH SENIOR VILLAGE HOUSING PARTNERS, LLC, A LIMITED LIABILITY COMPANY BASED ON A COMPETITIVE REQUEST FOR QUALIFICATIONS PROCESS CONDUCTED FOR CONSIDERATION OF AN EXPANSION AND ENHANCEMENT OF THE KIMBALL AND MORGAN TOWER PROJECT SITE TO INCLUDE REHABILITATION OF THE EXISTING BUILDINGS AND THE ADDITION OF APPROXIMATELY 200 NEW AFFORDABLE SENIOR UNITS. (Community Development)

**RECOMMENDATION:** Adopt the Resolution.

**TESTIMONY:** Jim Schmid, President, Chelsea Investment Corporation, Paul Downey, President and CEO of Senior Community Centers, Wendy DeWitt, Executive Director, Housing Development Partners and CDC staff made a joint PowerPoint presentation and responded to questions. (Copy on file in the Office of the City Clerk)

**ACTION:** Motion by Sotelo-Solis, seconded by Van Deventer, to adopt the Resolution. Carried by unanimous vote.



**NON CONSENT RESOLUTIONS (cont.)**

**CITY WIDE HOUSING ADMIN (303-4-1)**

28. Resolution No. 2010-220. RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION (CDC) OF THE CITY OF NATIONAL CITY APPROVING PROGRAM PARAMETERS FOR AN OWNER-OCCUPIED HOUSING REHABILITATION PROGRAM WHICH WILL USE REDEVELOPMENT AGENCY LOW/MOD SET-ASIDE FUNDING FOR GEOGRAPHICALLY TARGETED REHABILITATION IN THE WEST SIDE SPECIFIC PLAN AREA AND HOME INVESTMENT PARTNERSHIP FUNDING IN THE REMAINING AREAS OF THE CITY. (Community Development)

**RECOMMENDATION:** Adopt the Resolution

**TESTIMONY:** Alfredo Ybarra, Housing Manager, presented the program. (Copy on file in the Office of the City Clerk)

Carolina Martinez, Environmental Health Coalition, indicated that her organization is available to assist with the program.

**ACTION:** Motion by Van Deventer, seconded by Sotelo-Solis, to adopt the Resolution. Carried by unanimous vote.

**STAFF REPORTS**

**ENGINEERING DEPT - GRANTS / REPORTS ADMIN (1104-1-1)**

29. Update on audible pedestrian traffic signals in National City. (Development Services)

Development Services Director Maryam Babaki advised the City Council that staff met with citizens and the City will incorporate audible pedestrian traffic signals at five locations along Highland Avenue in conjunction with the Traffic Signal Update Program.

**ENGINEERING DEPT - GRANTS / REPORTS ADMIN (1104-1-1)**

30. Update on the recent submittal of Federal TIGER II grant application by National City. (Development Services)

Development Services Director Maryam Babaki updated the City Council on the grant application the Council authorized for \$10 million for Plaza Boulevard improvements. The application, which received a great deal of regional support, was submitted on August 23 and recipients should be announced by the end of 2010.

## MAYOR AND CITY COUNCIL

Member Sotelo-Solis announced the upcoming Salute to Navy Luncheon co-sponsored by the Kiwanis Club, City and Chamber and the need for sponsors. Ms. Sotelo-Solis also advised that a delegation from Germany, sponsored by the Citizens Diplomacy Council of San Diego, would be touring City Hall and the Police Station.

Member Van Deventer reported that the hot topics at the Annual League of California Meeting were salary abuses in the City of Bell, Pension Reform and Redevelopment Funding.

Mayor Morrison commented on many meaningful presentations at the League Conference and the great attendance at the Bay Concert which, according to the Mayor will be the last funded with Port District money.


## ADJOURNMENT

Motion by Van Deventer, seconded by Sotelo-Solis, to adjourn the meeting to the next Regular City Council and Community Development Commission Meeting to be held Tuesday, October 5, 2010 at 6:00 p.m. at the Council Chambers, National City, California. Carried by unanimous vote.

The meeting closed at 8:00 p.m.

  
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City Clerk / Recording Secretary

The foregoing minutes were approved at the Regular Meeting of October 5, 2010.

  
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Mayor / CDC Chairman