



Special Joint Meeting
of the
Costa Mesa City Council
and the
Orange County Fairgrounds Authority

August 24, 2010

4:00 p.m. – Closed Session and 5:30 p.m. Regular Meeting

**City Council Chamber,
77 Fair Drive, Costa Mesa**

Allan Mansoor
Mayor/Chair

Wendy Leece
Mayor Pro Tem/Vice Chair

Katrina Foley
Council Member/Authority Member

Eric Bever
Council Member/Authority Member

Gary Monahan
Council Member/Authority Member

City Manager/Executive Director
Allan Roeder

City Attorney/Authority Counsel
Kimberly Hall Barlow

City Clerk/Secretary
Julie Folcik

PUBLIC COMMENTS-To ensure fair and equal treatment of all who appear before the City Council and the Orange County Fairgrounds Authority and to expedite the business of the Authority, speakers will be limited to three minutes on only those items on the Agenda. The three-minute per speaker time limit may be extended for good cause by the Chair, or by majority vote of the Authority Members.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Secretary/City Clerk, (714) 754-5225. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II. The public is welcome to attend.

CLOSED SESSION – 4:00 P.M.

- I ROLL CALL
- II PUBLIC COMMENT

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III CLOSED SESSION

1. Conference with Real Property Negotiators – Property: 88 Fair Drive. Agency Negotiator: Allan Roeder, City Manager. Negotiating parties: State of California and Facilities Management West, Under negotiation: price, terms of payment. Pursuant to Government Code Section 54956.8.

REGULAR MEETING – 5:30 P.M.

ROLL CALL

- IV CLERK'S STATEMENT The Costa Mesa City Council and Orange County Fairgrounds Authority Special Joint Meeting Agenda and Notice and Call were posted at the City Council Chambers, on Thursday, August 19, 2010 at 5:30 p.m. and the revised agenda was posted on August 20, 2010 at 5:00 p.m.

V MEETING MINUTES

1. Minutes of the Special Joint Meeting of the City Council and the Orange County Fairgrounds Authority of June 15, 2010.

Recommendation: Approve

VI PUBLIC COMMENT

VII UNFINISHED BUSINESS

VIII NEW BUSINESS

CITY COUNCIL:

1. [California Environmental Quality Act Determination for the Orange County Fair and Event Center Lease Agreement.](#)

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- a. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, FINDING THE PROPOSED LEASE AGREEMENT FOR THE ORANGE COUNTY FAIR AND EVENT CENTER TO BE CATAGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Recommendation: Adopt resolution

Agenda related writings or documents provided to a majority of the City Council/Authority members after distribution of the Agenda Packet (GC 54957.5).

[Revised Resolution \(Attachment 1\)](#)

[Staff memo regarding noise restrictions for the OC FEC](#)

Any writings or documents provided to a majority of the City Council/Authority members regarding any item on this agenda will be made available for public inspection at the City Clerk's Public Counter, Lobby Level, in City Hall located at 77 Fair Drive, Costa Mesa, during normal business hours. In addition, such writings and documents may be posted, whenever possible, and as part of the agenda, on the City's website at www.ci.costa-mesa.ca.us.

ORANGE COUNTY FAIRGROUNDS AUTHORITY

2. [Lease agreement between the Orange County Fairgrounds Joint Powers Authority \(JPA\) and the OC Fair and Event Center, L.P., for the 150-acre property located at 88 Fair Drive, Costa Mesa.](#)
 - a. A RESOLUTION OF THE ORANGE COUNTY FAIRGROUNDS JOINT POWERS AUTHORITY APPROVING THE PROPOSED LEASE AGREEMENT FOR THE ORANGE COUNTY FAIR AND EVENT CENTER BETWEEN THE AUTHORITY AND OC FAIR AND EVENT CENTER, L.P.

Recommendation: Adopt resolution approving and authorizing the Chair and the Secretary to sign, subject to minor revisions to be approved by Authority Attorney and Executive Director.

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[Exhibit K to Ground Lease - Guaranty of Lease](#)

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XI BOARD MEMBER/COUNCIL MEMBER COMMENTS

X ADJOURNMENT