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# City of El Cajon

*City Council/Housing Authority/Successor  
Agency to the El Cajon Redevelopment Agency*



## Agenda

*February 28, 2017*

*Bill Wells*

Mayor

*Bob McClellan*

Mayor Pro Tem

*Steve Goble*

Councilmember

*Ben Kalasho*

Councilmember

*Gary Kendrick*

Councilmember

*Douglas Williford*

City Manager

*Morgan Foley*

City Attorney

*Majed Al-Ghafry*

Assistant City Manager

*Belinda Hawley*

City Clerk



# AGENDA



February 28, 2017  
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

*PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.*

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley



## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the February 14, 2017, Meetings and the Agenda of the February 28, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - **COMMENDATION:** Majed Al-Ghafry, Assistant City Manager
  - **PROCLAMATION:** Cartwright Pest Control
  - **PRESENTATION:** San Diego County Regional Airport Authority
- **AGENDA CHANGES:**

\*Backup Information Available – Housing Authority and Successor Agency Items are identified.

**CONSENT ITEMS: (1.1 – 1.9)**

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

**\*1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the February 14, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

**RECOMMENDATION:** That the City Council approves payment of Warrants as submitted by the Finance Department.

**1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

**RECOMMENDATION:** That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

**\*1.4 RESOLUTION: CITY ATTORNEY STAFF MEMBERS  
(Report: Morgan Foley, City Attorney)**

**RECOMMENDATION:** That the City Council adopts the next RESOLUTION in order, appointing the professional staff of the City Attorney's Department effective February 28, 2017.

## **CONSENT ITEMS: (Continued)**

### **\*1.5 RESOLUTION: DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Majed Al-Ghafry, Assistant City Manager)**

#### **RECOMMENDATION: That the City Council**

- Adopts the next RESOLUTION in order to make a Declaration of Emergency, and determine that the public interest and necessity requires the immediate expenditure of public money to safeguard life, health, or property per Public Contract Code 22050;
- Authorizes the City Manager to enter into any emergency contract(s) to repair storm drain facilities per El Cajon Municipal Code Section 2.04.145, and to waive the bidding requirement in accordance with El Cajon Municipal Code Section 3.20.010 (C)(6);
- Appropriates Unallocated Wastewater Funds from the enterprise fund balance to cover the cost of the emergency work: and
- Establishes a project budget of \$150,000.00 to make emergency repairs.

### **\*1.6 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR CITY HALL AND COUNCIL CHAMBER HVAC RE-BID PROJECT, IFM3389/BID NO. 022-17 (Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION: That the City Council** adopts the next RESOLUTIONS in order to approve plans and specifications for City Hall and Council Chamber Re-Bid Project, IFM3389/Bid No. 022-17, and direct a Notice Inviting Sealed bids to be opened on April 6, 2017.

### **\*1.7 OCTOBER – DECEMBER 2016 QUARTERLY TREASURER’S REPORT (Report: Clay Schoen, Director of Finance and Treasurer)**

**RECOMMENDATION: That the City Council** receives the Treasure’s Report for the quarter ending December 31, 2016.

### **\*1.8 SINGLE AUDIT REPORT ON FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2016 (Report: Clay Schoen, Director of Finance)**

**RECOMMENDATION: That the City Council** receive and accept the Single Audit Report on Federal Awards for the fiscal year ended June 30, 2016.

## **CONSENT ITEMS: (Continued)**

### **\*1.9 COMMUNITY EVENT – 2017 JULY 4<sup>TH</sup> PICNIC AT KENNEDY PARK (Report: Sara Ramirez, Director of Recreation)**

#### **RECOMMENDATION: That the City Council:**

- Approves the sale of merchandise by vendors at Kennedy Park associated with the annual July 4<sup>th</sup> picnic and fireworks display; and
- Authorizes the City Manager, or designee, to execute the necessary agreements and forms for the annual July 4<sup>th</sup> fireworks display at Granite Hills High School.

## **PUBLIC COMMENT**

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### **2. WRITTEN COMMUNICATIONS: None**

### **3. PUBLIC HEARINGS:**

### **\*3.1 RESOLUTIONS: DELINQUENT REFUSE COLLECTION CHARGES (Report: Dennis Davies, Deputy Director of Public Works)**

#### **RECOMMENDATION: That the City Council**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
- Authorizes the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

## **PUBLIC HEARINGS: (Continued)**

- \*3.2 RESOLUTIONS: DELINQUENT SEWER SERVICE CHARGES**  
(Report: Yazmin Arellano, Deputy Director of Public Works/  
City Engineer)

### **RECOMMENDATION: That the City Council:**

- Opens the Public Hearing and considers any testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTIONS in order confirming the charges and levying the assessments on the next regular tax bill; and
- Authorizes the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

- \*3.3 ONE YEAR REVIEW OF CODE COMPLIANCE CASE AT**  
**709 HILLSVIEW ROAD**  
(Report: Dan Pavao, Building Official/Fire Marshal)

### **RECOMMENDATION: That the City Council**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Waives civil penalties in the amount of \$12,650.00 in this case;
- Directs staff to bill the property owner for staff and administrative costs in the amount of \$1,318.95 as assessed at the Public Hearing of November 10, 2015; and
- Considers this case closed.

## **4. ADMINISTRATIVE REPORTS:**

- \*4.1 EL CAJON ELVES (Report: Douglas Williford, City Manager)**

**RECOMMENDATION: That the City Council** discuss the El Cajon Elves and provide direction to Staff.

## **5. COMMISSION REPORTS: None**

## **6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

### **\*6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **\*6.2 LEGISLATIVE REPORT**

### **\*6.3 PROPOSED IMPROVEMENTS AT WELLS PARK**

**RECOMMENDATION:** That the City Council direct the City Manager to place proposed improvements at Wells Park on an upcoming agenda for further discussion and decision-making.

### **\*6.4 DISCUSSION OF CITY COUNCIL POLICY REGARDING PLACING ITEMS ON THE AGENDA**

**RECOMMENDATION:** That the City Council direct the City Manager to place this item on an upcoming agenda for further discussion and decision-making.

## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

### **\*7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **8.**

#### **MAYOR PRO TEM BOB MCCLELLAN**

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

### **\*8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

## **ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

### **9.**

#### **COUNCILMEMBER BEN KALASHO**

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

#### **\*9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **10.**

#### **COUNCILMEMBER STEVE GOBLE**

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

#### **\*10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **11. JOINT COUNCILMEMBER REPORTS: None**

### **12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

### **13. ORDINANCES: FIRST READING – None**

### **14. ORDINANCES: SECOND READING AND ADOPTION**

#### **\*14.1 ZONE RECLASSIFICATION NO. 2315 – Magnolia Hills Project, 1333 So. Magnolia Avenue**

**RECOMMENDATION:** That Mayor Wells requests the City Clerk to recite the title.

An Ordinance Approving Zone Reclassification No. 2315 for the Rezoning of Property Located on the East Side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive from the Residential, Single-Family, 20,000 Square Feet (RS-20) and Residential, Single-Family, 40,000 Square Feet (RS-40) – Hillside (H) Overlay Zone to the Planned Residential Development (PRD)-Low-Low and PRD-Low-Hillside Overlay Zone; APNS: 493-391-06, -07, -14, and -15; General Plan Designation: Low-Low Density Residential (LLR) and Low-Density Residential (LR)

- **MOTION to adopt Ordinance approving Zone Reclassification No. 2315**



**15. CLOSED SESSIONS:**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Sessions as follows:

**15.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Section 54956.8 of the Government Code:**

<b>Property</b>	<b>Negotiating Parties</b>	<b>Agency Negotiators</b>
814-816 Grossmont Avenue El Cajon, CA 92020 APN 492-643-09-00	San Diego Habitat for Humanity	Executive Director/City Manager Assistant City Manager City Attorney

Under negotiation: For the Agency/Council/Housing Authority to provide instructions to its negotiators regarding the price and terms for the proposed sale of property owned by the Housing Authority.

**16. RECONVENE TO OPEN SESSION:**

City Attorney or Representative reports on action taken in Closed Session.

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 28th day of February 2017, is adjourned to Tuesday, February 28, 2017, at 7:00 p.m.

**JOINT MEETING**  
**EL CAJON CITY COUNCIL/HOUSING AUTHORITY and**  
**SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY**

Tuesday, February 28, 2017  
7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

**AGENDA**

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

\*Backup Information Available – Housing Authority and Successor Agency Items are identified

## INTERVIEWS:

### \*100 INTERVIEWS FOR COMMISSION VACANCIES (Report: Belinda Hawley, City Clerk)

#### RECOMMENDATION: That the City Council

- Conduct interviews for one (1) vacancy on the Public Safety Facility Financing Oversight Committee, waiving the requirement of Policy A-27 to have at least one more applicant than the number of vacancies, and consider appointing one member to the committee to serve a four-year term to expire January 31, 2021;
- and
- Conduct interviews for one of the two (2) existing vacancies on the Veterans Commission; waiving the requirement of Policy A-27 to have at least one more applicant than the number of vacancies, and considering appointing one member to the commission to serve a four-year term to expire January 31, 2021; and
  - Establish an open-ended application period for the one (1) remaining seat on the Commission, and direct the City Clerk to schedule interviews on a future City Council agenda, upon receipt of any applications for this vacancy.

#### Public Safety Facility Financing Oversight Committee

Applicant:

1. David De Baca (Incumbent)

#### Veterans Commission

Applicant:

1. William McFarland

*(Remainder of this page intentionally left blank)*

**PUBLIC HEARINGS:**

**\*101            FY 2017-18 CDBG AND HOME ALLOCATIONS; RE-ALLOCATION OF AVAILABLE FY 2016-17 CDBG FUNDS  
(Report: Anthony Shute, Deputy Director, Community Development)**

**RECOMMENDATION: That the City Council:**

- Opens the public hearing and accepts public testimony;
- Accepts public input for the FY 2017-18 One-Year Action Plan;
- Closes the public hearing; and
- Allocates funds to projects and programs that will be funded from the FY 2017-18 Community Development Block Grant (CDBG) and HOME grant programs; and
- Re-allocates available FY 2016-17 CDBG funds to East County Transitional Living Center's secular Emergency Shelter Program.

**102    ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 28<sup>th</sup> day of February 2017, is adjourned to Tuesday, March 14, 2017, at 3:00 p.m.



## Upcoming Events in El Cajon City Council Meeting for February 28, 2017



**February 28 - District Election Mapping Community Workshop, 7:00 to 8:30 p.m. at Chase Avenue Elementary School, 195 E. Chase Avenue.** Criteria has been approved by the City Council to create district boundaries for District Elections beginning in 2018. This is the third of five community workshops being held to provide residents additional opportunities for public input on the district boundaries and composition.

**March 1 - District Election Mapping Community Workshop, 7:00 to 8:30 p.m. at Lexington Elementary School, 1145 Redwood Avenue.** The fourth of five community workshops. For information, call (619) 441-1716, or visit [www.cityofelcajon.us/district-elections](http://www.cityofelcajon.us/district-elections).

**March 2 - The El Cajon Farmers' Market** continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, vendors, music, and more! Visit: [www.elcajonfarmersmarket.org](http://www.elcajonfarmersmarket.org) for more information.

**March 5 - RUN EC's St. Patrick's Day Half Marathon.** Register now for the St. Patrick's Day Half Marathon, 5K Run/Walk, Green Mile, and Tribes & Clans competition. This event is dedicated to involve the entire family in fun and fitness. The Half Marathon begins at 198 West Main Street, in Downtown El Cajon, next to the El Cajon Arch. Funds raised will benefit several East County charities. Please visit [www.stpatricksdathalf.com](http://www.stpatricksdathalf.com) for more information, to register, or to volunteer.

**March 8 - Antique & Collectible Show.** Event is located at the Unity Church, 311 Highland Avenue. Hours are 12:00 noon to 4:00 p.m. See great collectibles, ranging from artwork to jewelry! Appraisals are available for \$5 an item. Free parking and admission. For more information, please call (619) 368-2055.

**March 12 - Daylight Saving Time Begins.** It's time to "spring forward" and turn clocks ahead one hour at 2:00 a.m. Sunday morning. It's also a great opportunity to check and replace the batteries in your smoke and carbon monoxide (CO) alarms in your home and/or business. Visit [www.heartlandfire.org](http://www.heartlandfire.org) for more important safety tips!

**March 10 and 24 - Alternate Friday closures for El Cajon City offices.** For a full calendar of hours for City offices during 2017, visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**March 14 and 28 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed.** Meetings held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**Save The Date: May 20 - America on Main Street - "Come Play for the Day" is the theme of the fourth annual America on Main Street City event,** scheduled for Saturday, May 20, 12:00 p.m. to 8:00 p.m. in Downtown El Cajon! Thousands are expected for this exciting event that coincides with Armed Forces Day and celebrates the American spirit, through appreciation and respect of the many diverse ethnic and historical groups located in the community. America on Main Street is a full day of free activities and attractions for people of all ages, including 3 stages of live entertainment. It all takes place in Downtown El Cajon, on East Main Street and Rea Avenue, between Magnolia Avenue and Ballantyne Street. Free admission and parking. For business sponsorship and volunteer opportunities, please visit [www.americaonmainstreet.org](http://www.americaonmainstreet.org), or call (619) 441-1762.

**Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at [www.cityofelcajon.us](http://www.cityofelcajon.us).** See all the exciting events and a variety of meetings planned throughout the year. Register for the "E-NOTIFICATION" system and select the information you would like to receive email notifications about, including news releases. It's easy and it's free. In addition, find links and information for various City departments and services.