

# JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**June 27, 2017**

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, June 27, 2017, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair absent:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager Aguirre, Deputy City Clerk

**POSTINGS:** The Deputy City Clerk posted Orders of Adjournment of the June 13, 2017, meetings and the Agenda of the June 27, 2017, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS: None**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.16)**

**MOTION BY WELLS, SECOND BY GOBLE, to APPROVE Consent Items 1.1 to 1.16. City Attorney Foley requested that the recommendation for Item 1.11 change to reflect that the Public Hearing was moved from July 11, 2017 to July 25, 2017, at 3:00 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approve Minutes of the June 13, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

Approve 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**

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

**1.4 RESOLUTION: TERMINATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)**

- Adopts RESOLUTION NO. 048-17 proclaiming the termination of a local emergency in the City of El Cajon; and
- Appropriate an additional \$55,000.00 of unallocated Wastewater Funds from the enterprise fund balance to cover the cost of the emergency work.

**CONSENT ITEMS: (Continued)**

**1.5 APPROVAL OF REVISIONS TO VARIOUS CLASS SPECIFICATIONS  
(Report: Jim Lynch, Director of Administrative Services)**

Approve the changes to the class specifications attached to and described in the Agenda Report.

**1.6 RESOLUTION: STATE DEPARTMENT OF ALCOHOL BEVERAGE  
CONTROL GRANT ASSISTANCE PROGRAM.  
(Report: Jeff Davis, Police Chief)**

- Adopt RESOLUTION NO. 049-17 authorizing the City Manager to accept a grant in the amount of \$79,950.00 from the California Department of Alcohol Beverage Control; and
- Amend the Fiscal Year 2017-18 Budget to appropriate the Alcohol Beverage Control grant funds in the amount of \$79,950.00, for overtime and travel costs.

**1.7 RESOLUTIONS: AWARD OF RFP NO. 020-17, INTERVIEW ROOM  
RECORDING SYSTEM & CONSOLIDATED VIDEO MANAGEMENT  
SYSTEM (Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION NO. 050-17 to enter into agreements for Interview Room Recording System services with Axon Enterprise, Inc. in the not-to-exceed amount of \$61,923.36, and RESOLUTION NO. 051-17 for Consolidated Video Management System services with Leverage Information Systems, Inc. in the not-to-exceed amount of \$130,829.27.

**1.8 RESOLUTION: REQUEST FOR THE INSTALLATION OF STOP SIGNS ON  
MARY STREET AT ANN STREET AND JUNE WAY (Report: Yazmin  
Arellano, City Engineer/Deputy Director of Public Works)**

Adopt RESOLUTION NO. 052-17 in order to establish permanent stop signs on Mary Street at the intersections of Ann Street and June Way in order to enhance pedestrian and traffic safety.

**CONSENT ITEMS: (Continued)**

**1.9 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR THE TRAFFIC SAFETY CALMING – EL CAJON VALLEY HIGH SCHOOL, JOB NO. PW 3615, BID NO. 006-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopts RESOLUTION NO. 053-17 to approve Plans and Specifications for the Traffic Safety Calming – El Cajon Valley High School project, PW3615, Bid Number 006-18, and RESOLUTION NO. 054-17 to direct a Notice Inviting Sealed Bids to be opened on July 25, 2017.

**1.10 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR STONEY’S NEIGHBORHOOD PARK IMPROVEMENTS, JOB NO. PK3582, BID NO. 007-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopts RESOLUTION NO. 055-17 to approve Plans and Specifications for Stoney’s Neighborhood Park Improvements, Job No. PK3582, Bid No. 007-18; and RESOLUTION NO. 056-17 to direct a Notice Inviting Sealed Bids to be opened on August 1, 2017.

**1.11 RESOLUTION: ADOPT A RESOLUTION OF INTENT AND SET A PUBLIC HEARING DATE TO CONSIDER THE VACATION OF A PUBLIC ROAD EASEMENT AT WEST MAIN STREET, WEST OF DEWANE DRIVE (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopts RESOLUTION NO. 057-17 for a Resolution of Intent to Vacate Public Road Easement at West Main Street near Dewane Drive and directs the City Clerk to set a public hearing on July 25, 2017, at 3:00 p.m., to approve the Vacation of a Roadway Easement on West Main Street, west of Dewane Drive.

**1.12 CONTRACT AMENDMENT WITH ALYSON CONSULTING FOR “AS-NEEDED” LAND SURVEYING SERVICES (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Authorizes the City Manager to negotiate and execute an amendment to the Agreement with Alyson Consulting for an additional one-year term of as-needed professional land surveying services in the annual amount of \$75,000.00, with the option to renew for three (3) additional one-year terms.

**CONSENT ITEMS: (Continued)**

**1.13 DISPOSAL OF COMPUTER EQUIPMENT  
(Report: Nahid Razi, Purchasing Agent)**

Declares the listed property surplus and authorizes disposal in accordance with policy.

**1.14 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE  
SUBDIVISION MAP (TSM) 653; LINCOLN AVENUE; ENGINEERING JOB  
NO. 3331 (Report: Yazmin Arellano, City Engineer/Deputy Director of  
Public Works)**

Approves the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 653, Lincoln Square, Engineering Job No. 3331.

**1.15 RESOLUTION: AWARD OF BID NO. 002-18, PEST CONTROL SERVICES  
(Report: Nahid Razi, Purchasing Agent)**

- Finds the ninth low bidder non-responsive for the reason set forth in the agenda report; and
- Adopts RESOLUTION NO. 058-17 to award the bid to the lowest responsive, responsible bidder, Annex Pest Control, Inc., in the amount of \$16,792.00 for the first year, with the option to renew for four (4) additional one-year periods.

**1.16 APPROVAL OF SIDE LETTER AGREEMENT WITH THE EL CAJON  
POLICE OFFICERS' ASSOCIATION (ECPOA) FOR MODIFICATION OF  
2015-2019 MEMORANDUM OF UNDERSTANDING (MOU)  
(Report: Jim Lynch, Director of Administrative Services)**

Approve the Side Letter Agreement reached with the El Cajon Police Officers' Association (ECPOA).

## **PUBLIC COMMENT:**

**Dan Prijic** stated that there continues to be problems at the Swallow Drive drug house, as previously stated at the June 13, 2017 meeting.

**City Manager Williford** called **Police Chief Davis** to make a statement on the Swallow Drive home. **Chief Davis** stated that an investigation is underway for the said home, and he recommends that all communication should be through the Police Department. He added that not too much information can be given, due to a current court order on the property.

**Richard Graydon** continues to support the re-opening of El Cajon Performing Arts Center (ECPAC). He stated he disagrees with the map chosen for the Council Districts.

**Mayor Wells** and **City Manager Williford** stated that an agreement is being reviewed for the opening of ECPAC.

**Bonnie Price** spoke in support of the re-opening of ECPAC. **Ms. Price** stated that people placing complaints against the El Cajon Police Department (ECPD) could be turned away. **City Manager Williford** clarified that there is a process for complaints to be submitted, and if people do not comply, the process can be delayed, but anyone can submit a complaint against the ECPD.

**Jo Alegria**, spoke on behalf of the East County Chamber regarding the importance of re-unification of families, as part of the Homeless Task Force.

**Mayor Wells** acknowledged the presence of the **El Cajon Police Teen Academy** members in the audience.

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

## **3. PUBLIC HEARINGS:**

### **\*3.1 RESOLUTIONS: FISCAL YEAR 2017-18 ANNUAL CITY, HOUSING AUTHORITY, AND SUCCESSOR AGENCY BUDGETS (Report: Douglas Williford, City Manager)**

**RECOMMENDATION: That the City Council, Housing Authority, and the City of El Cajon as Successor Agency to the former Redevelopment Agency** hold a joint public hearing to consider the Fiscal Year 2017-18 Proposed Budgets. After closing the public hearing:

## Public Hearing: (Item 3.1 – Continued)

- **Acting as the City Council, adopt resolutions titled:**
  - *Resolution of the City of El Cajon Adopting the Fiscal Year 2017-18 Annual Budget.*
  - *Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2017-18.*
  
- **Acting as the Housing Authority Board of Directors, adopt resolution titled:**
  - *Resolution of the El Cajon Housing Authority Adopting the Fiscal Year 2017-18 Budget.*
  
- **Acting as the Successor Agency to the former Redevelopment Agency Board of Directors, adopt resolution titled:**
  - *Resolution of the City Council of the City of El Cajon as the Successor Agency to the former El Cajon Redevelopment Agency Adopting the Fiscal Year 2017-18 Budget.*

## DISCUSSION

**City Manager Williford** gave a summary of the Item.

**Mayor Wells** opened the public hearing.

**Carolina Rodriguez-Adjunta**, representing Climate Action Campaign, spoke on climate change and the goals for reducing pollution.

**Stephanie Harper** questioned the appropriation and distribution of funds from previous years, for the ECPAC restorations. **Mayor Wells** clarified that money has been spent or set aside for repairs and improvements to re-open ECPAC.

**Robert Clark** complimented Director of Finance, **Clay Schoen** for his work, and he asked for clarification on what happens to the money set aside in previous years and not used for ECPAC. **City Manager Williford** gave information on money previously spent on ECPAC, and also stated that the City must have a contract with Live Nation before any further improvements can be done.

No further comments were offered.

**MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (McCLELLAN – Absent).**

**Public Hearing: (Item 3.1 – Continued)**

**Councilmember Goble** shared that he heard from a few members of the East County Economic Development Council (EDC), that comments made by **Councilmember Kalasho** were discouraging in regards to the **City's** financial future. **Councilmember Goble** stated that his point of view in regards to the 2017-2018 Budget is a positive one, with the understanding that challenges will be faced by the **City** in regards to payments to CALPERS.

Councilmember Kalasho stated that his point of view is in fact different from **Councilmember Goble's**. He stated that the **City** must find different revenue streams to prevent problems in the next 10 to 15 years.

**MOTION BY GOBLE, SECOND BY KENDRICK, to Acting as the City Council, ADOPT RESOLUTION NO. 059-17 ADOPTING the Fiscal Year 2017-2018 Annual budget; RESOLUTION NO. 060-17 APPROVING and ADOPTING the Annual Appropriations Limit for Fiscal Year 2017-218; and Acting as the El Cajon Housing Authority, ADOPT RESOLUTION NO. ECHA-24, APPROVING the Fiscal Year 2017-2018 Budget; and Acting as the Successor Agency to the El Cajon Redevelopment Agency, ADOPT RESOLUTION NO. SA 001-17, ADOPTING the Fiscal Year 2017- 2018 Budget.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (McCLELLAN – Absent).**

**4. ADMINISTRATIVE REPORTS:**

**4.1 REVISION TO CITY COUNCIL POLICY A-29, COMPENSATION PLAN FOR EXECUTIVE AND UNREPRESENTED EMPLOYEES AND THE CITY ATTORNEY; ACKNOWLEDGMENT OF ANNUAL ADJUSTMENT TO CITY MANAGER COMPENSATION (Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **Mayor** provide an oral report summarizing recommended changes in compensation for the City's "local agency executives"; and following the report that the City Council (1) approve the changes to City Council Policy A-29 described below and reflected on the attachment; and (2) acknowledge the adjustment to the City Manager's compensation in accordance with the terms of his contract.



**ADMINISTRATIVE REPORTS: (Item 4.1 – Continued)**

**DISCUSSION**

**Mayor Wells** provided an oral report summarizing recommended changes.

**Stephanie Harper** spoke against the proposed changes to the compensation plan.

No further comments were offered.

**MOTION BY KENDRICK, SECOND BY GOBLE, to APPROVE the changes to City Council Policy A-29, and acknowledge the adjustment to the City Manager’s compensation in accordance with the terms of his contract.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).**

**4.2 PROPOSAL TO FUND NEIGHBORHOOD WATCH SIGNS  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION: That the City Council** consider funding the purchase and installation of a Neighborhood Watch sign for new Neighborhood Watch groups.

**DISCUSSION**

**City Manager Williford** gave a summary of the Item.

**MOTION BY KALASHO, SECOND BY KENDRICK, to FUND the purchase and installation of a Neighborhood Watch sign for new Neighborhood Watch groups.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).**

**4.3 PROPOSED STRATEGIES TO ADDRESS HOMELESSNESS  
(Report: Graham Mitchell, Assistant City Manager)**

**RECOMMENDATION: That the City Council** consider recommended strategies to address homelessness in the City of El Cajon.

## ADMINISTRATIVE REPORTS: (Item 4.3 – Continued)

### DISCUSSION

**Assistant City Manager Mitchell** gave a summary of the Item.

Discussion ensued among **Council** and **Staff** concerning the following:

- Published number of homeless people living in El Cajon;
- Cost for Housing Navigator;
- The concern that providing services may attract more homeless to El Cajon;
- How much financial help could the County of San Diego provide for the proposed project.

**Eric Lund**, President of the San Diego East County Chamber of Commerce, provided a handout to **Councilmembers** and **Staff** with information for anti-pan handling signs. He requested any available help from the City with work for the Homeless Task Force. **Councilmember Kalasho** asked **Mr. Lund** to contact his office for help.

**Councilmember Kendrick** suggested reviewing Ordinances that other Cities may have in place, to help with the homeless problems.

**Richard Graydon** suggested using unoccupied land to build homes for the homeless. He also suggested hiring homeless people to clean El Cajon.

**Carol Lewis**, representing El Cajon Collaborative, spoke in support of staffing a Housing Navigator, through Crisis House, to help with the homeless problem in the **City**.

**Megan Dunn** spoke in support of funding for a Housing Navigator through Crisis House.

**Stephanie Harper** was not present when called to speak.

**Dolores Diaz**, Executive Director of Regional Task Force on the Homeless, spoke in support of hiring a Housing Navigator, and believes the number of homeless in the **City** is higher than reported.

Discussion amongst **Councilmembers** and **Ms. Diaz** ensued regarding:

- Request by **Councilmember Kalasho** to meet with **Ms. Diaz** individually;
- Cost of using Homeless Management Information System (HMIS);
- Verification of data on homelessness;
- Training to be part of HMIS.

## **ADMINISTRATIVE REPORTS: (Item 4.3 – Continued)**

**City Manager Williford** stated that he is confident that the number of homeless people provided in the Staff report are accurate.

**Mike Rundlett** asked the **City Council** to consider all ideas presented to make the best choice.

**Pat Zamora**, Director of Programs for Crisis House, spoke on behalf of Mary Case to thank the City Council for their continued support. She gave information on several programs offered by Crisis House.

**Dana Stevens** spoke in support of the Housing Navigator. She stated that housing is a critical component for homeless people to get their life in a different direction. She added that the homeless in El Cajon are not from other parts of the county, they are people who grew up here, and we should be taking care of them.

**Councilmember Goble** spoke in support of the proposed program, and highlighted some of the benefits in the proposal.

In answer to a question by **Councilmember Kalasho**, **City Manager Williford** stated that **Councilmembers** might add concerns or suggestions to the recommendation given for consideration.

**Councilmember Kendrick** stated he agrees with **Councilmember Goble's** statements, and he is in agreement that the task force needs a Director, and would like to fund part of the cost for the position.

**Mayor Wells** thanked the City staff for the comprehensive report, but he is concerned about the root problem of homelessness, which is drug and alcohol abuse. He concurs with **Councilmember Goble** that something needs to be done as a start to end the problem of homelessness.

**MOTION BY GOBLE, SECOND BY KENDRICK, to APPROVE the recommended strategies to address homelessness in the City of El Cajon, and to bring a comprehensive proposal for partially funding the position of a Director for the Homeless Program.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (McCLELLAN – Absent).**

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

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

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

### **6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

### **6.2 LEGISLATIVE REPORT**

**Mayor Wells** gave an update on AB 1250, a bill that makes it more difficult for government agencies to contract out for services. Mayor Wells recommends tracking AB 1250. Mayor Wells also gave information on AB 1408, a bill that would require the State to pass along vital information to local law enforcement agencies, about inmates that are being released early. He recommends adding AB 1408 to the City's Legislative list, and directed staff to prepare a letter of support for the bill.

**MOTION BY WELLS, SECOND BY KENDRICK, to DIRECT Staff to prepare a letter of support for AB 1408.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (McCLELLAN – Absent).**

## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

### **7.1 Council Activities Report/Comments**

**REPORT AS STATED.**

## ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

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

**REPORT AS STATED.**

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

**REPORT AS STATED.**

#### 9.2 VIDEO PRESENTATION: CLEAN EL CAJON DAY

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

In addition to the submitted report, **Councilmember Goble** shared about attending 'Fire Op's 101'. He praised the El Cajon Firefighters for their hard work on a daily basis.

#### 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 ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2302**

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

The **City Clerk** recited the title of the ordinance for a second reading.

AN ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2302 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH LINCOLN AVENUE BETWEEN EAST CAMDEN AND EAST WASHINGTON AVENUES FROM THE RS-6 (RESIDENTIAL SINGLE-FAMILY, 6,000 SQUARE FEET) ZONE TO THE RM-4300 (RESIDENTIAL, MULTI-FAMILY, 4,300 SQUARE FEET) ZONE; APNS: 488-371-01 & 493-101-01; GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

**MOTION BY GOBLE, SECOND BY WELLS, to Adopt Ordinance No. 5063.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT (McCLELLAN – Absent).**

**15. CLOSED SESSION: None**

**Adjournment:** Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 27th day of June 2017, at 5:07 p.m. to Tuesday, July 11, 2017, at 3:00 p.m.

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**Angela L. Aguirre  
Deputy City Clerk/Secretary**