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# City of El Cajon

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



## Agenda

*November 14, 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

*Graham Mitchell*

Assistant City Manager

*Daryl A. Betancur*

City Clerk



# AGENDA



November 14, 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 Daryl A. Betancur

## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the October 24<sup>th</sup>, 2017, Meetings and the Agenda of the November 14, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - **PRESENTATION: VETERAN OF THE YEAR AWARD**
  - **A LOOK BACK AT HAUNTFEST - 2017**

\* Asterisk indicates agenda item includes back up information that is available for review

• **AGENDA CHANGES:**

**CONSENT ITEMS: (1.1 – 1.14)**

**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 October 24<sup>th</sup>, 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 ACCEPTANCE OF OVERLAY THOROUGHFARES 2017 PROJECT, JN3576, BID NO. 008-17  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council **accepts** the Overlay Thoroughfares 2017 Project, JN3576, Bid No. 008-17, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**CONSENT ITEMS: (Continued)**

- \*1.5 RESOLUTION: REGARDING THE CITY OF EL CAJON BECOMING MEMBER OF REVITALIZE CALIFORNIA CITIES  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council adopt the next Resolution in order regarding the City of El Cajon becoming a member of Revitalize California Cities.

- \*1.6 RESOLUTION: HAMPTON INN – PROPOSED MODIFICATION OF PRIOR DISPOSITION AND DEVELOPMENT AGREEMENT TO CREATE A PURCHASE AND SALE AGREEMENT FOR A PROPOSED HOTEL AND COMMERCIAL DEVELOPMENT – 100 FLETCHER PARKWAY  
(Report: Morgan Foley, City Attorney/Agency General Counsel)**

**RECOMMENDATION:** That the City Council acting in its capacity as the legislative body for the Successor Agency to the El Cajon Redevelopment Agency, moves to ADOPT the next Successor Agency RESOLUTION in order authorizing the Executive Director to execute and deliver a Purchase and Sale Agreement with Brixton Fletcher, LLC, with such changes as approved by the Executive Director and the General Counsel to the Successor Agency.

- \*1.7 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR THE STREET LIGHT TRANSIT FACILITY IMPROVEMENTS, PW3632, BID NO. 024-18  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council adopts the next RESOLUTIONS in order to:

1. Approve Plans and Specifications for the Street Light Transit Facility Improvements Project, PW3632, Bid No. 024-18; and
2. Direct a Notice Inviting Sealed Bids to be opened on January 22, 2018.

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**CONSENT ITEMS: (Continued)**

**\*1.8 CONTRACT AMENDMENT FOR THE TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS AND RELATED CONSTRUCTION SERVICES, BID NO. 002-17**  
**(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council authorizes** Contract Change Order No. 2 for the Traffic Signal Maintenance, Emergency Repairs and Related Construction Services, Bid No. 002-17, in the amount of \$43,000.00 for Bear Electrical Solutions, Incorporated (BES).

**\*1.9 RESOLUTION: AWARD OF BID NO. 013-18 – TRAFFIC SIGNAL SYSTEM MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES**  
**(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION: That the City Council:**

1. Finds the second low bidder non-responsive for the reason set forth in this agenda report; and
2. Adopts the next resolution in order awarding the bid to the lowest responsive, responsible bidder, Select Electric, Inc., in the total amount of \$383,501.00. The City of El Cajon’s portion of the award with requested contingencies is \$169,802.00 for the first year, with the option to renew for four additional one-year periods.

**\*1.10 RESOLUTION: AWARD OF BID NO. 015-18, POWER WASHING SERVICES**  
**(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION: That the City Council:**

1. Finds the first low bidder non-responsive for the reasons set forth in this agenda report; and
2. Adopts the next resolution in order awarding the bid to the lowest responsive, responsible bidder, Cannon Pacific Services, Inc. dba Pacific Sweeping in the estimated amount of \$21,605.36 for the first year, with the option to renew for four additional one-year periods.

**CONSENT ITEMS: (Continued)**

**\*1.11 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR FEDERAL-AID PROJECT, UPGRADE TRAFFIC SIGNALS-WASHINGTON AND CHASE CORRIDOR, HSIPL-5211 (035), PW3581, BID NO. 025-18  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council adopts the next RESOLUTIONS in order to:

1. Approve Plan and Specifications for the Federal-Aid Project, Upgrade Traffic Signals – Washington and Chase Corridor, HSIPL-5211 (035), PW3581, Bid No. 025-18; and
2. Direct a Notice Inviting Sealed Bids to be opened on February 5, 2018.

**\*1.12 PURCHASE OF LIGHT-EMITTING DIODE STREET LIGHT LUMINAIRES  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION:** That the City Council authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Leotek Electronics USA for the purchase of 460 LED Street Light Luminaires in the amount of \$62,481.90.

**\*1.13 RESOLUTION: ADOPTION OF A DEBT MANAGEMENT POLICY PURSUANT TO SENATE BILL 1029 (“SB 1029”)  
(Report: Clay Schoen, Director of Finance)**

**RECOMMENDATION:** That the City Council adopt a resolution APPROVING A DEBT MANAGEMENT POLICY.

**\*1.14 CONTRACT AMENDMENT WITH NATURES IMAGE, INC., FOR WEED ABATEMENT AND DRAINAGE CHANNEL VEGETATION MANAGEMENT ON CITY-OWNED OPEN SPACE PROPERTY  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council authorizes the City Manager to negotiate and execute an amendment to the Contract with Natures Image, Inc., for Open Space Weed Abatement and Drainage Channel Vegetation Management.

## **PUBLIC COMMENT**

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

#### **\*3.1 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES (Report: Dirk Epperson, Director of Public Works)**

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

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTIONS in order reconfirming the list of liens placed on properties on February 28, 2017.

#### **\*3.2 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES (Report: Dirk Epperson, Director of Public Works)**

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

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTIONS in order reconfirming the list of liens placed on properties on June 13, 2017.

#### **\*3.3 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES (Report: Dirk Epperson, Director of Public Works)**

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

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and

**PUBLIC HEARINGS: (Item 3.3 continued)**

3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. 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.

**\*3.4 RESOLUTION: DELINQUENT SEWER SERVICE CHARGES  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their sewer bills; and
4. Authorizes the City Clerk to record the amount as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

**4. ADMINISTRATIVE REPORTS:**

**\*4.1 ACCEPTANCE OF STREET RESURFACING/PAVEMENT  
PRESERVATION 2017 PROJECT, JN3578, BID NO. 003-18  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council accepts** the Street Resurfacing/Pavement Preservation 2017 Project, JN3578, Bid No. 003-18, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**\*4.2 ANALYSIS OF SUGGESTIONS FROM THE OCTOBER 10, 2017 EL  
CAJON PUBLIC FORUM  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION: That the City Council provide** direction to City staff regarding suggestions to further consider for implementation.



## **ADMINISTRATIVE REPORTS: (Continued)**

- \*4.3 RESOLUTIONS: REFUNDING (REFINANCING) THE 2005 AND 2007 TAX ALLOCATION BONDS OF THE FORMER EI CAJON REDEVELOPMENT AGENCY  
(Report: Graham Mitchell, Assistant City Manager)**

**RECOMMENDATION:** That the **Successor Agency adopts** a resolution “Approving the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Obligations of the Former El Cajon Redevelopment Agency, Approving the Forms and Authorizing the Execution and Delivery of an Indenture of Trust, Escrow Agreements, and Bond Purchase Agreement Relating thereto, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Relating Thereto.”

- \*4.4 RESOLUTION: AMENDMENT TO CITY COUNCIL RESOLUTION NO. 074-17 REGARDING CITY COUNCILMEMBER USE OF ELECTRONIC DEVICES DURING MEETINGS  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **City Council discuss** draft Resolution language and either adopt Resolution or provide staff with alternative direction.

### **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**

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## **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**

**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: NONE**

**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 LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:**

Name of Case: Larry Hauser, et al. v. City of El Cajon, et al.

United States District Court  
Southern District of California  
Case No. 16cv3091-W-MDD

**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 14<sup>th</sup> day of November 2017, is adjourned to Tuesday, November 14, 2017, at 7:00 p.m.**

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

Tuesday, November 14, 2017

7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

**A G E N D A**

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Daryl A. Betancur

**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.

\* Asterisk indicates agenda item includes back up information that is available for review

## **PUBLIC HEARINGS:**

### **\*100 MIXED-USE OVERLAY – CREATING VIBRANT NEIGHBORHOODS (Report: Anthony Shute, Director of Community Development)**

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

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to APPROVE the next RESOLUTIONS in order ADOPTING findings, CERTIFYING the Program Environmental Impact Report, ADOPTING the Statement of Overriding Considerations; and ADOPTING the Mitigation, Monitoring and Reporting Program;
4. Moves to APPROVE the next RESOLUTION in order APPROVING General Plan Amendment No. 2016-01;
5. Moves to INTRODUCE the next Ordinance in order APPROVING Zone Reclassification No. 2320;
6. Moves to INTRODUCE the next Ordinance in order APPROVING Zoning Code Amendment No. 432;
7. Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 19;
8. Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 182; and
9. Requests that the City Clerk read the ORDINANCES by title only.

If approved, the Mayor requests the City Clerk to recite the title of the Ordinances.

An Ordinance rezoning property located on the West side of Marshall Avenue between Petree Street and Arnele Avenue from the M (Industrial) and C-M (Heavy Commercial and Light Manufacturing) Zone to the C-R (Regional Commercial) and the property located on the North side of East Main Street between first street and South Anza Street from the RS-6 (Single-Family Residential Minimum 6,000 Square Feet) to C-G (General Commercial); General Plan Designation: Regional Commercial (RC) and General Commercial (CG) APNS: 482-190-34, 482-190-40, 482-190-47, and 489-130-19.

An Ordinance amending Title 17 of the El Cajon Municipal Code for the application of the mixed-use overlay zone to various properties; amending the mixed-use overlay Chapter 17.135; amending Chapter 17.125 to include new provisions for common interest developments; and adopting mixed-use overlay and mixed-use residential required overlay zone map.

An Ordinance amending Specific Plan No. 19 to require further review for a reduction in commercial space of 10,000 Square Feet or more.

**PUBLIC HEARINGS: (Item 100 continued)**

An Ordinance amending Specific Plan No. 182 to eliminate conflicts between the Downtown Specific Plan with the mixed-use overlay zone.

**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 14<sup>th</sup> day of November 2017, is adjourned to Tuesday, December 12, 2017, at 3:00 p.m.