

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

October 24, 2017

A 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, October 24, 2017, was called to order by Mayor/Chair Bill Wells at 3:00 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 present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager
Other Officers Absent:	Williford, City Manager/Executive Director

Mayor Wells invited **Boy Scout Ethan Newbold** to lead the **PLEDGE OF ALLEGIANCE TO FLAG** followed by a **MOMENT OF SILENCE**. (The Courts have concluded that sectarian prayer, as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the October 10, 2017, meetings and the Agenda of the October 24, 2017, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **COMMENDATION: HONORING THE LIFE OF JACK J. STELTON AND RECOGNIZING HIS GENEROUS GIFT TO THE NEW ANIMAL SHELTER**
- **PROCLAMATION: National Manufacturing Week**
- **SDG&E UPDATE PRESENTATION**

AGENDA CHANGES: Assistant City Manager Mitchell stated there were no agenda changes, but shared information regarding the East County Homeless Task Force. He shared an upcoming Webinar created by the East County Chamber of Commerce to help local businesses be safer, and he gave an update on the success of the Homeless Relocation Program.

CONSENT ITEMS: (1.1 – 1.7)

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.7.

MOTION CARRIED BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the October 10, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency. Approved by Minute Order No. 2017-69.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department. Approved by Minute Order No. 2017-70.

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. Approved by Minute Order No. 2017-71.

CONSENT ITEMS: (Continued)

**1.4 REQUEST FOR TIME EXTENSION OF TENTATIVE PARCEL MAP (TPM) 634; 1984 VALLEY VIEW BOULEVARD, ENGINEERING JOB NO. 3113
(Report: Dirk Epperson, Director of Public Works)**

Grants a one-year time extension for TPM 634 and sets the new expiration date to be December 19, 2018, in accordance with Municipal Code Section 16.12.110. Approved by Minute Order No. 2017-72.

**1.5 EVENT IN THE RIGHT OF WAY - MOTHER GOOSE PARADE
(Report: Frank Carson, Director of Recreation)**

Review and approve the submitted road closures and traffic control plan for the Mother Goose Parade. Approved by Minute Order No. 2017-73.

**1.6 EVENT IN THE RIGHT OF WAY - HOLIDAY LIGHTS ON MAIN
(Report: Frank Carson, Director of Recreation)**

Review and approve the submitted road closures and traffic control plan for the Holiday Lights on Main. Approved by Minute Order No. 2017-74.

**1.7 PURCHASE OF RADIO EQUIPMENT
(Report: Nahid Razi, Purchasing Agent)**

Authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Motorola Solutions, Inc., utilizing San Diego County RCS Contract No. 553982 for the purchase of radio dispatch console systems in the amount of \$350,442.60. Approved by Minute Order No. 2017-75.

PUBLIC COMMENT:

Jeff Lashmet, retired Fire Captain, stated he would file a complaint against the Human Resources Department and the City Manager's Office for unresolved issues over retirement benefits.

Mayor Wells stated that he was not allowed to comment since the issue was in a Human Resource dispute. He asked for a report from **Assistant City Manager Mitchell**.

Pastor Sean Beaudoin, from Meridian Baptist Church, invited **Councilmembers** to the event Helping Other People Every day (HOPE), to build relationships with the community.

Richard Graydon spoke about the Hepatitis A outbreak. He also spoke about helping the homeless community of El Cajon.

Nathan Cornett spoke about **Councilmember Kalasho's** leadership and influence on the **City Council**. He stated **Councilmember Kalasho** should resign for all the allegations against him, including fear and intimidation against many, and he publicly asked him to resign.

Peggy Buffo, resident at 215 S. Sunshine Ave., spoke of issues with a vehicle parked for more than 72 hours on the street. She has called and placed complaints to no avail.

Mayor Wells requested a full report from **City Attorney Foley** and **City Manager's** office regarding law regulations about people sleeping in vehicles.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

**3.1 RESOLUTION: PURCHASE AND SALE AGREEMENT FOR 115 REA AVENUE
(Report: Anthony Shute, Director of Community Development)**

RECOMMENDATION: That the City Council acting as the Successor Agency to the Former Redevelopment Agency:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;

PUBLIC HEARINGS: (Item 3.1 – Continued)

- Adopts the next RESOLUTION in order to approve the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and Iona Sharf, for the sale of 115 Rea Avenue, substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and
- Authorizes the Executive Director or designee to execute a grant deed and all other documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the Item.

Mayor Wells opened the public hearing.

There were no public speakers.

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

- Duties as the Successor Agency will sunset in June 2018;
- Building was assumed to be a medical office.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. SA-004-17 to approve the proposed Purchase and Sale Agreement (PSA) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency, and Iona Sharf, for the sale of 115 Rea Avenue, substantially in the form as it is presented at this meeting, with such changes as may be approved by the Executive Director; and Authorize the Executive Director or designee to execute a grant deed and all other documents necessary to implement approved terms and conditions and complete the sale upon approval by the Oversight Board and California Department of Finance.

MOTION CARRIED BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS:

4.1 PROPERTY ASSESSED CLEAN ENERGY PROGRAM (PACE) (Report: Anthony Shute, Director of Community Development)

RECOMMENDATION: Information only

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the Item.

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

Tracy Morgan-Hollingsworth, representing Pacific Southwest Association of Realtors, spoke about PACE programs.

Councilmember Kendrick thanked **Ms. Hollingsworth** for attending and discussing the cost benefit analysis. **Councilmember Kendrick** suggested drafting loan documents in layman's terms to make it easier for the potential buyers to understand what they were signing.

Director of Community Development, Anthony Shute suggested sending a letter to providers explaining what the **City Council** authorized in regards to the contractual agreements in the city and what the expectations were.

Mayor Wells requested **Director of Community Development, Anthony Shute's** suggestion be added to a future agenda.

Joshua Brock, from Renovate America, spoke about Legislative changes, and the HERO Program.

In answer to a question by **Councilmember Kendrick**, **Mr. Brock** provided information regarding interest rates on loans, and amortization terms.

Approved by Minute Order No. 2017-76.

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.

ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS: (Continued)

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT – Mayor Wells provided an update on the following bills: SB 54, AB 805, AB1408, and AB 1250.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

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.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

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

Councilmember Goble stated a change to the submitted report; he did not attend the Chamber Government Affairs meeting, as it was cancelled.

10.2 REVISION TO CITY COUNCIL RESOLUTION NO. 074-17 REGARDING CITY COUNCIL MEMBER USE OF ELECTRONIC DEVICES DURING MEETINGS

(Report: Steve Goble, Council Member)

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

DISCUSSION

Councilmember Goble provided information on the Item.

MOTION BY GOBLE, SECOND BY McCLELLAN, to place this item on an upcoming agenda, with any legal analysis necessary, for further discussion and decision-making.

MOTION CARRIED BY A 4-1 VOTE (KALASHO – NO).

Approved by Minute Order No. 2017-77.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

A. September 2017 Donation to the El Cajon Animal Shelter

Approved by Minute Order No. 2017-78.

13. ORDINANCES: FIRST READING

13.1 AN URGENCY ORDINANCE OF THE CITY OF EL CAJON, IMPLEMENTING A PROHIBITION ON FOOD SHARING AND DISTRIBUTION SERVICES AND EVENTS IN THE CITY OF EL CAJON (Report: Frank Carson, Director of Recreation)

RECOMMENDATION: That the **City Council**, by not less than a four-fifths (4/5ths) affirmative vote, adopts the urgency ordinance implementing a prohibition on food sharing and distribution services and events in the City of El Cajon.

DISCUSSION

Director of Recreation, Frank Carson, provided information on the Item.

Discussion ensued amongst **Councilmembers** regarding:

- The need to enforce the proposed Ordinance;
- Lack of food handling procedures by groups dispensing food to the homeless;
- Ordinance would expire when the County deems appropriate.

MOTION BY KENDRICK, SECOND BY GOBLE, to ADOPT Urgency Ordinance NO. 5066 implementing a prohibition on food sharing and distribution services and events in the City of El Cajon.

MOTION CARRIED BY UNANIMOUS VOTE.

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

AN URGENCY ORDINANCE OF THE CITY OF EL CAJON,
IMPLEMENTING A PROHIBITION ON FOOD SHARING AND
DISTRIBUTION SERVICES AND EVENTS IN THE CITY OF EL CAJON

14. ORDINANCES: SECOND READING AND ADOPTION

14.1 ORDINANCE NO. 5065 AN ORDINANCE OF THE EL CAJON CITY COUNCIL AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243, ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY (Report: Anthony Shute, Director of Community Development)

ORDINANCES: SECOND READING AND ADOPTION: (Item 14.1 – Continued)

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 OF THE EL CAJON CITY COUNCIL AMENDING TITLES 1 AND 17 OF THE EL CAJON MUNICIPAL CODE TO INCREASE FINES AND PENALTIES FOR VIOLATIONS OF LAND USE ORDINANCES, AND TO ADD A NEW CHAPTER, 17.243, ADDRESSING PERSONAL CULTIVATION OF MARIJUANA, AND PROHIBITING ALL COMMERCIAL MARIJUANA ACTIVITY

MOTION BY McCLELLAN, SECOND BY KENDRICK, to Adopt Ordinance No. 5065.

MOTION CARRIED BY UNANIMOUS VOTE.

15. CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 24th day of October 2017, at 4:28p.m. to Tuesday, October 24, 2017, at 7:00 p.m.

DARYL A. BETANCUR, MPA, MMC
City Clerk/Secretary

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

October 24, 2017

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Mayor/Chair Bill Wells called Tuesday, October 24, 2017, to order at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday October 24, 2017, by order of the City Council and Redevelopment Agency.

ROLL CALL

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

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

AGENDA CHANGES: None

PUBLIC COMMENT:

Shawn O'Brian, resident of 1043 N. Mollison Ave., claimed ongoing harassment by Hoban Management for asking for changes to meet ADA compliances, as a result he was evicted.

Roodi Askherio, resident of 1039 N. Mollison Ave., stated that the manager of the apartment evicted him for asking for repairs to the apartment unit.

Ghassan Mansour, resident of 1032 N. Mollison Ave., also reported problems with the Management Company for his residence.

Assistant City Manager Mitchell gave information on an inspection performed at the mentioned site, he clarified that the City does not regulate problems with carpet and appliances, but he reported code violations and they were being investigated.

In response to a question by **Councilmember Kalasho**, **City Attorney Foley** stated the **City** cannot request the Management company to put the eviction notice on hold, for code compliance to perform their investigation.

Staff suggested the speakers contact the Center for Social Advocacy for further assistance.

PUBLIC HEARINGS:

101 INTERVIEW FOR COMMISSION VACANCY (Report: Daryl A. Betancur, City Clerk)

RECOMMENDATION: That the City Council **conducts an interview for a vacant seat on the Veterans' Commission, and considers the following options:**

- 1. Extend the recruitment period to solicit additional applications; or**
- 2. Appoint current applicant for a term to expire January 2022.**

VETERANS' COMMISSION:

One Commissioner (Vacancy due to resignation)

- Concurrently appoint applicant to fill the remainder of the term vacated by former Commissioner Wayne Clark, which would have ended on January 2018, in addition to making an appointment for a full four-year term to expire January 2022.

PUBLIC HEARINGS: (Item 101 – Continued)

- City Council Policy A-27 indicates the application period for a vacancy will be extended by staff if there is not at least one more qualified applicant than the number of existing vacancies. As this is the only applicant, the Council may elect to waive this requirement and proceed with the appointment (which is consistent with prior actions on the part of the Council), or direct staff to extend the application period.

DISCUSSION

City Clerk Betancur provided a summary of the Item.

Mr. Grunstad, applicant answered questions from **Councilmembers**.

MOTION BY WELLS, SECOND BY KENDRICK, to APPOINT Kiley Curtis Grunstad to the Veterans' Commission with a term to expire January 2022.

MOTION CARRIED BY UNANIMOUS VOTE.

Approved by Minute Order No. 2017-79.

102 RESOLUTIONS: WEST MAIN RESIDENCES - PLANNED UNIT DEVELOPMENT NO. 348 AND TENTATIVE SUBDIVISION MAP NO. 668 (Report: Anthony Shute, Director of Community Development)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING the CEQA exemption;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 348; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 668

DISCUSSION

Councilmember Kendrick recused himself citing conflict of interest, as the proposed project is 400' from his residence. He left the Council Chamber at 7:38 p.m.

PUBLIC HEARINGS: (Item 102 – Continued)

Director of Community Development, Anthony Shute, provided a summary of the Item.

Staff and Councilmembers discussed the following issues:

- Gated community advantages;
- Entrance on Dewane accommodating for two way traffic;
- Emergency entrance/exit on West Main would be for emergency vehicles only;
- Suggestion of adding solar paneling to the project.

Mayor Wells opened the Public Hearing.

Sameer Qasim, owner of the property, spoke in support of the proposed project.

William O’Gorman, from Walsh Engineering & Surveying, provided information on the proposed project.

Oscar Zazueta, Civil Engineer for the proposed project, shared information on the materials to be used for the project.

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (Kendrick – disqualified).

MOTION BY McCLELLAN, SECOND BY GOBLE, to Moves to ADOPT RESOLUTION NO. 091-17 to APPROVE the CEQA exemption; Moves to ADOPT RESOLUTION NO. 092-17, APPROVING Planned Unit Development No. 348; and Moves to ADOPT RESOLUTION NO. 093-17 to APPROVE Tentative Subdivision Map No. 668.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (Kendrick – disqualified).

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 24th day of October 2017, at 8:00 p.m. to Tuesday, November 14, 2017, at 3:00 p.m.

DARYL A. BETANCUR, MPA, MMC
City Clerk/Secretary