

# 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 26, 2018**

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, June 26, 2018, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### **ROLL CALL**

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

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and 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 June 12, 2018 Meetings and the Agenda of the June 26, 2018 Meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

1. Waste Management's Recycling Champions
2. Animal Shelter

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1 – 13)**

**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.**

**MOTION BY WELLS, SECOND BY MCCLELLAN, to APPROVE Consent Items 1 to 13.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

1. Minutes of City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency

Approves Minutes of the June 12, 2018 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title only

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

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

4. Subdivision Agreement for Private Improvements for Tentative Subdivision Map (TSM) 660 - Main Ranch (formerly Bella Terrazza)
  1. Approves Subdivision Agreement for Private Improvements between the City of El Cajon and CWC El Cajon 139, LLC;
  2. Authorizes the City Manager to execute agreement and related documentation; and
  3. Authorizes the City Clerk to release bonds after improvement completion.
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5. First Amendment to County of San Diego Contract No.553087 – County Service Area 115

Approves the First Amendment to the County of San Diego – Department of Purchasing and Contracting Contract No.553087 Amendment No 1; and authorizes the City Manager to execute said Amendment on behalf of the City of El Cajon, RESOLUTION NO. 068-18.

6. Revision to Public Works Inspector Class Specification

Approves the changes to the class specification described below and included on the attachment.

7. Time Extension of Tentative Subdivision Map (TSM) 666; 1044 South Mollison Avenue; Engineering Job No. 3574

Grants a one-year time extension for TSM 666 (1044 South Mollison Avenue) and sets the new expiration date to be July 26, 2019, in accordance with Municipal Code Section 16.12.110.

8. Establishment of New Underground Utility District #28 – North Magnolia Avenue

Adopts RESOLUTION NO. 069-18, to establish a new Underground Utility District (UUD) #28 on North Magnolia Avenue from Fletcher Parkway to Vernon Way.

## CONSENT ITEMS: (Continued)

9. Modification of Bid Award No. 032-18 – Computer Equipment
  1. Adopts RESOLUTION NO. 070-18, to modify the bid to remove Line Item Nos. 1 and 2, resulting in a revised award amount of \$25,703.09 to Kambrian Corporation; and
  2. Authorizes the re-bid of Line Item Nos. 1 and 2.

## 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.**

**Jim Cirigliano**, a Villa Novia resident, spoke in support of rent control and he asked that voters support the Costa Hawkins bill. He stated, he will continue to speak about rent control at every meeting. Mr. Cirigliano also requested that Form 700 and Form 460 be available on the City's webpage.

**Bonnie Price** congratulated the City for hiring Public Works Director, Dirk Epperson and City Manager, Graham Mitchell. She applauded them for their work involving the street sweeping with City of La Mesa and competitive bidding for trash services. Ms. Price also suggested the City considers Housing Emergency until contractors are able to build more affordable housing. She also stated that people should be able to rent rooms in their homes.

In reply to a question by **Mayor Wells, City Manager Mitchell** stated that there are no prohibitions that prevent people from renting rooms in their home.

**David Chenoweth** spoke about the Southwest Keys Programs Inc., which are currently operating a migrant youth and internment program for the Office of Refugee and Resettlement at 1160 Broadway. He read to Council several approved resolutions referencing the Conditional Use Permits (CUP) related to the 1160 Broadway project and asked that the City schedule a Public Hearing of Southwest Keys due to their ongoing violations.

## **PUBLIC COMMENT: (Continued)**

**Mayor Wells** responded that this subject could be reviewed by the City Attorney and agenda'd if appropriate.

In response to Mr. Chenoweth's concern, **City Manager Mitchell** clarified that the mentioned property was zoned by state law for transitional housing, appropriately allowed by rights and not by the Conditional Use Permit.

**Sunshine Horton** spoke about taxes, which should go to underage minors and women in labor only.

## **WRITTEN COMMUNICATIONS: None**

## **PUBLIC HEARINGS:**

10. Fiscal Year 2018-19 Annual City, Housing Authority, and Successor Agency Budgets

**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 2018-19 Proposed Budgets. After closing the public hearing, staff recommends the following:

1. Acting as the City Council, individually adopt the following:
  - a) Resolution of the City of El Cajon Adopting the Fiscal Year 2018-19 Annual Budget.
  - b) Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2018-19.
  - c) Resolution Approving Designation of General Fund Balances.
  - d) Approved proposed changes to City Council Policy B-1 Budget Adjustments and Capital Expenditures.
2. Acting as the Housing Authority Board of Directors, adopt resolution titled: Resolution of the El Cajon Housing Authority Adopting the Fiscal Year 2018-19 Budget.
3. 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 2018-19 Budget.

**PUBLIC HEARINGS: (Item 10 – Continued)**

**DISCUSSION**

**City Manager Mitchell** introduced **Director of Public Works, Dirk Epperson**, who provided a summary of the Item.

**Mayor Wells** opened the public hearing.

No one came forward to speak.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to Acting as the City Council, APPROVE RESOLUTION NO. 071-18, Adopting the Fiscal Year 2018-19 Annual Budget; APPROVE RESOLUTION NO. 072-18 Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2018-19; APPROVE RESOLUTION NO. 073-18 Approving Designation of General Fund Balances.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to Acting as the Housing Authority Board of Directors, ADOPT RESOLUTION NO. ECHA-26 Adopting the Fiscal Year 2018-19 Budget.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to Acting as the Successor Agency to the former Redevelopment Agency Board of Directors, ADOPT RESOLUTION NO. SA 002-18 Adopting the Fiscal Year 2018-19 Budget.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS:**

11. El Cajon Animal Shelter Project Acceptance, PS0020, RFP No. 014-16

**RECOMMENDATION:** That the City Council:

1. Accepts the El Cajon Animal Shelter Project, PS0020, RFP No. 014-16; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**ADMINISTRATIVE REPORTS: (Item 11 – Continued)**

**DISCUSSION**

**Director of Public Works, Dirk Epperson**, provided detailed information on the Item.

**Peggie Buffo**, with ACES Foundation distributed an ACES fundraiser event invitation. She also thanked the City for all the hard work that went into building the new animal shelter.

**MOTION BY McCLELLAN, SECOND BY KEDNRICK to ACCEPT the El Cajon Animal Shelter Project, PS0020, RFP No. 014-16; and AUTHORIZES the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

12. First Amendment to the Disposition and Development Agreement with Brixton Fletcher, LLC

**RECOMMENDATION:** That the City Council adopts a resolution approving 1) the First Amendment to the Disposition and Development Agreement between the City of El Cajon and Brixton Fletcher, LLC, and 2) the First Amendment to the Purchase and Sale Agreement between the City of El Cajon and Brixton Fletcher, LLC.

**DISCUSSION**

**City Manager Mitchell** provided detailed information on the Item.

No one came forward to speak.

**Councilmember Goble** inquired about the Transient Occupancy Tax (TOT) and about incentives involved with the development of this property.

**MOTION BY McCLELLAN, SECOND BY KEDNRICK to ADOPT RESOLUTION NO. 074-18, approving the First Amendment to the Disposition and Development Agreement, and the First Amendment to the Purchase and Sale Agreement with Brixton Fletcher, LLC.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS: (Continued)**

13. City Council Policy A-29, Compensation Plan for Executive and Unrepresented Employees and the City Attorney

**RECOMMENDATION:** That the Mayor provides an oral report summarizing recommended changes in compensation for the City's "local agency executives." Following the report, staff recommends that the City Council:

1. Approves the changes to City Council Policy A-29 described below and reflected on the attachment; and
2. Acknowledges the adjustment to the City Manager's compensation in accordance with the terms of his contract.

**City Manager Mitchell** introduced the item, and **Mayor Wells** read a statement regarding Government Code Section 54953.

**Councilmember Kalasho** stated that although he supports raises for staff, he opposes block group raises. He added he supports raises for individual evaluations.

**Councilmember McClellan** stated that management is vigilant of the performance by staff, and that it would be difficult to grade individually when city has 300-400 employees.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, 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 4 – 1 VOTE  
(Kalasho – No).**

**COMMISSION REPORTS: None**

**ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

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

14. Council Activities Report/Comments

Report as stated.

## **ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS (Continued)**

### 15. Legislative Update

**Mayor Wells** provided information on SB-946, a bill that restricts local cities from regulating sidewalk vendor and vendors in city parks. He stated that a letter expressing concern was sent, and that more updates will be given in future meetings.

**David Chenoweth** spoke about Mr. Gadler's recent appointment on the Mission Trails Regional Park Citizens Advisory Committee. Mr. Chenoweth stated that compensation to Mr. Gadler would be appropriate and he requested that this item is brought back for further discussion.

### 16. MAYOR PRO TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

Council Activities Report/Comments

Report as stated.

### 17. COUNCILMEMBER BOB MCCLELLAN

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

Council Activities Report/Comments

Report as stated.

### 18. COUNCILMEMBER BEN KALASHO

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

Council Activities Report/Comments

Report as stated.

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

19. Mission Trails Regional Park Citizens Advisory Committee Compensation

**RECOMMENDATION:** That the City Council considers directing the City Manager to bring back to the City Council a formal discussion and decision-making.

**Councilmember Kalasho** requested that Mr. Gadler be compensated for his time on the Mission Trails Regional Park Citizens Advisory Committee.

**MOTION BY KALASHO, to consider compensation for a member of the Mission Trails Regional Park Citizens Advisory Committee, failed for lack of a Second.**

20. 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.

Council Activities Report/Comments

Report as stated.

**JOINT COUNCILMEMBER REPORTS: None**

**GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

**ORDINANCES: FIRST READING: None**

**ORDINANCES: SECOND READING AND ADOPTION**

21. Bostonia Greens – Common interest development of seven new residences.

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

**ORDINANCES: SECOND READING AND ADOPTION (Continued)**

An Ordinance Rezoning Property located on the East side of Bostonia Street between Broadway and Coker Way, APN: 484-240-19, from the RS-6 (Single-Family Residential, minimum 6,000 square feet) to the RM-2200 (Multi-Family Residential, minimum 2,200 square feet; pending General Plan Designation: Low Medium Density Residential (LMR)).

**MOTION BY WELLS, SECOND BY MCCLELLAN, to Adopt Ordinance No. 5074.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**CLOSED SESSION: None**

Adjournment: Mayor Wells adjourned the adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 26<sup>th</sup> day of June 2018, at 4:15 p.m. to Tuesday, July 10, 2018, at 3:00 p.m.

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Angela Aguirre  
City Clerk/Secretary