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City of El Cajon

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



Agenda

March 10, 2015

Bill Wells

Mayor

Bob McClellan

Mayor Pro Tem

Tony Ambrose

Councilmember

Star Bales

Councilmember

Gary Kendrick

Councilmember

Douglas Williford

City Manager

Morgan Foley

City Attorney

Majed Al-Ghafry

Assistant City Manager

Belinda Hawley

City Clerk



AGENDA



March 10, 2015
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 24, 2015, Meeting and the Agenda of the March 10, 2015, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:** None
- **AGENDA CHANGES:**

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

CONSENT ITEMS: (1.1 – 1.10)

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 approve Minutes of the February 24, 2015 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council 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

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

***1.4 RESOLUTIONS: SANDAG's SMART GROWTH AND ACTIVE TRANSPORTATION GRANT PROGRAMS (Report: Planning Manager)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order authorizing the City Manager, or designee, to make applications for SANDAG's Smart Growth and Active Transportation Grant Programs and execute agreements with SANDAG, and other agencies as necessary, following award of grants.

CONSENT ITEMS: (Continued)

***1.5 FISCAL YEAR 2014 CALHOME GRANT FUNDING (Report: Assistant City Manager/Director of Community Development)**

RECOMMENDATION: That the City Council:

- Authorize the City Manager, or designee, to accept the Fiscal Year 2014 CalHome Grant in the amount of \$634,000, and to execute all documents and agreements necessary for the receipt and use of these grant funds; and
- Appropriate \$634,000 in the CalHome Fund to be used for mortgage assistance loans to low-income first-time homebuyers and for program costs.

***1.6 RESOLUTION: JOHNSON AVENUE SEWER RELIEF PROJECT PHASE I (JASRP-I), WW3250-1 AUTHORIZATION FOR THE EXECUTION OF AN AGREEMENT WITH SAN DIEGO GAS AND ELECTRIC COMPANY (SDG&E) FOR REIMBURSEMENT OF CONSTRUCTION COSTS FOR WORK PERFORMED BY THE CITY OF EL CAJON AND BENEFITING SDG&E (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION approving a Reimbursement Agreement with SDG&E and authorize the City Manager, or designee, to execute the Agreement.

***1.7 KaBOOM! PLAYGROUND GRANT APPLICATION – BILL BECK PARK (Report: Director of Recreation)**

RECOMMENDATION: That the City Council:

- Authorize the City Manager, or designee, to accept the 2015 KaBOOM! Playground Grant for Bill Beck Park, if the City is awarded the Playground Grant by KaBOOM!; and
- Appropriate \$4,250.00, if necessary, as the remaining funding source for the complete installation of the Bill Beck Park playground.

CONSENT ITEMS: (Continued)

- *1.8 JOHNSON AVENUE SEWER RELIEF PROJECT - STATE WATER RESOURCES CONTROL BOARD FINANCING AGREEMENT - AMENDMENT NO. 1 (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council approve Amendment No. 1 of the Loan Agreement, and authorize the City Manager, or designee, to execute an amendment to the Financing Agreement with the State Water Board in the amount of \$11.3 million to fund the construction of Phase I of the Johnson Avenue Sewer Relief Project (JASRP-I).

- *1.9 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR EAST COUNTY PERFORMING ARTS CENTER (ECPAC) IMPROVEMENTS, IFM3471 / Bid No. 035-15 (Report: Assistant City Manager)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order, to approve Plans and Bid Specifications for the East County Performing Arts Center (ECPAC) Improvements Project, IFM3471 / Bid No. 035-15, and direct a Notice Inviting Sealed Bids to be opened on May 7, 2015.

- *1.10 SINGLE AUDIT REPORT ON FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2014 (Report: 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, 2014.

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 agenda 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.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT – JKC EL CAJON, LLC.
(Report: Assistant City Manager/Director of Community Development)**

RECOMMENDATION: That the City Council, acting as the Successor Agency to the former El Cajon Redevelopment Agency:

- Open the public hearing and receive testimony;
- Close the public hearing;
- Adopt the next resolution in order to approve the proposed First Amendment to the Purchase and Sale Agreement (“Amendment”) between the City of El Cajon (“Successor Agency”), as Successor Agency to the former El Cajon Redevelopment Agency and JKC El Cajon, LLC (“Buyer”) for the sale of Site #10, 572-588 N. Johnson Avenue, APN 482-250-34-00, (“Property”) substantially in the form as it is presented at this meeting to make revisions to the sections relating to the City Acquisition of Sign Area, Conditional Use Permit, Close of Escrow, and Flood Map Revision, and IRS Section 1031 Exchange, with such changes as may be approved by the Executive Director;
- Authorize the Executive Director or designee to execute all documents necessary to implement approved terms and conditions, and complete the sale upon approval by the Oversight Board and California Department of Finance;

THEN

- Acting as the City of El Cajon, appropriate \$36,000 in the General Fund - Other Financing Sources for transfer to the Capital Improvements Project Fund for the City’s acquisition of the Sign Area.

4. ADMINISTRATIVE REPORTS: None

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**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA;.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8.

COUNCILMEMBER TONY AMBROSE

SANDAG (San Diego Association of Governments) - 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.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

MAYOR PRO TEM BOB McCLELLAN

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

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/ Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – 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 ORDINANCE AMENDING SPECIFIC PLAN NO. 182**

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

An Ordinance Amending Specific Plan No. 182 to Streamline the Development Permit Process

- **MOTION to adopt Ordinance Amending Specific Plan No. 182**

***14.2 ORDINANCE ESTABLISHING ALTERNATIVE PROCUREMENT PROCEDURES FOR PUBLIC PROJECTS**

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

An Ordinance of the City Council of the City of El Cajon Amending Title 2 by Adding Chapter 2.80 to the El Cajon Municipal Code to Establish Alternative Procurement Procedures for Public Projects

- **MOTION to adopt Ordinance to Establish Alternative Procurement Procedures for Public Projects**

15. CLOSED SESSIONS:

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

15.1 CONFERENCE WITH LABOR NEGOTIATOR – pursuant to Government Code Section 54957.6.

Agency Designated Representative: Jim Lynch, Director of Human Resources

Employee Organization: El Cajon Professional Firefighters
International Association of Fire Fighters
Local 4603
(includes El Cajon Fire Supervisory Unit and El Cajon Firefighters' Association)

15.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: Raymond Goodlow v. City of El Cajon, et al.
United States District Court, Southern District of California
Case No. 13CV1524-DMS-NLS

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on actions taken in Closed Sessions.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 10th day of March 2015 is adjourned to Tuesday, March 24, 2015, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting For March 10, 2015



March 11 - The San Diego Antique & Collectible Show will be from 12:00 p.m. to 4:00 p.m. at the Ronald Reagan Community Center, located at 195 E. Douglas Avenue. See a wide selection of antiques from jewelry to art. Parking and admission are free. Call (619) 887-8762 for more information.

March 12 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 7:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, music and more! Visit www.elcajonfarmersmarket.org.

March 13 and March 27 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar of hours for City offices during 2015.

March 15 - Run EC's St. Patrick's Day Half Marathon & 5K Run/Walk. The Half Marathon begins at 198 West Main Street in Downtown El Cajon, near the El Cajon Arch. Funds raised will benefit several East County charities. Visit www.stpatrickshalf.com to register or to be a volunteer.

March 24 and April 14 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. The meetings are held in the City Council Chamber at 200 Civic Center Way. For more information and to view the full agenda online please visit www.cityofelcajon.us.

March 18 - El Cajon Police 2014 Citizen's Academy begins. This ten-week program allows members of the community to learn how their police department functions. Classes will be held every Wednesday, from 6:00 p.m. to 8:30 p.m. at the El Cajon Police Station, located at 100 Civic Center Way, in El Cajon. For more information on future academies, please call (619) 579-4227.

March 21 - Arbor Day Celebration! Join us as we celebrate the City's 17th year of receiving the Tree City USA award and our 25th Annual Arbor Day ceremony. Festivities will begin at 8:00 a.m. at Hillside Park, located at 840 Buena Terrace. Volunteers will be trained on proper tree planting techniques before heading out to plant over 50 trees in the surrounding park. Planting tools will be provided, but volunteers are encouraged to bring work gloves and sunscreen. Register to be a volunteer by calling (619) 441-1658.

The El Cajon Gateway – Spring 2015 El Cajon City News and Guide to Recreation is now available! The City Guide has been mailed to thousands of El Cajon residents and is also available online at www.elcajonrec.org. Register now for spring classes before they fill up. For more information, please call (619) 441-1516. Pick up a copy of the spring guide at any of the El Cajon recreation centers, local libraries and in the lobbies of City Hall and the El Cajon Police Station.

Upcoming Community Events:

May 16 - America on Main Street in Downtown El Cajon. This patriotic event is planned to coincide with the nationally recognized Armed Forces Day and celebrates the American spirit through appreciation and respect of the many diverse ethnic and historical groups in the community. Highlights include four stages with live entertainment, American and ethnic food booths, a chili cook-off, a Ferris wheel, hay rides, arts, crafts, display booths, a petting zoo, and more. Hours will be from 10:00 a.m. to 8:00 p.m. on East Main Street and Rea Avenue, between Magnolia and Claydelle Avenue. For volunteer and sponsorship information, please call (619) 441-1762.