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City of El Cajon

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



Agenda

February 10, 2015

Bill Wells

Mayor

Gary Kendrick

Councilmember

Tony Ambrose

Councilmember

Star Bales

Councilmember

Bob McClellan

Mayor Pro Tem

Douglas Williford

City Manager

Morgan Foley

City Attorney

Majed Al-Ghafry

Assistant City Manager

Belinda Hawley

City Clerk



AGENDA



February 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 January 27, 2015, Meetings and the Agenda of the February 10, 2015, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
 - Commendation for Ron Pennock
- **AGENDA CHANGES**

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

CONSENT ITEMS: (1.1 – 1.11)

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 January 27, 2015 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 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 RESOLUTION: AWARD OF BID NO. 029-15, PUBLISH RECREATION GUIDE AND CITY NEWSLETTER (Report: Purchasing Agent)**

RECOMMENDATION:

- That the City Council waives the minor irregularities in the low bidder's and second low bidder's bid response, based on the findings set forth in this agenda report; and
- Based on the above, adopt the next RESOLUTION in order and award the bid to the lowest responsive, responsible bidder, Freedom Communications, Inc., dba: Freedom Printing, in the amount of \$51,014.00 for the first year, with the option to renew for four additional one-year periods.

CONSENT ITEMS: (Continued)

- *1.5 RESOLUTIONS: APPROVAL OF BID SPECIFICATIONS FOR TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES FOR THE CITIES OF EL CAJON, LA MESA, LEMON GROVE, POWAY, AND SANTEE, BID NUMBER 001-16 (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve bid specifications for Traffic Signal Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, Poway, and Santee, Bid Number 001-16, and direct a Notice Inviting Sealed Bids to be opened on March 17, 2015.

- *1.6 COMMUNITY EVENT IN THE RIGHT-OF-WAY – RunEC (Report: Director of Recreation)**

RECOMMENDATION: That the City Council approve the use of public right-of-way for the RunEC St. Patrick’s Day Half-Marathon, subject to conditions.

- *1.7 OCTOBER - DECEMBER 2014 QUARTERLY TREASURER’S REPORT (Report: Director of Finance and Treasurer)**

RECOMMENDATION: That the City Council receives the Treasurer’s Report for the quarter ending December 31, 2014.

- *1.8 RESOLUTION ASSESSING CHARGES AND PENALTIES AS LIENS ON THE PROPERTY FOR ABATEMENT CASE AT 585 NORTH MOLLISON AVENUE (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council adopt the final RESOLUTION with regard to action taken at the public hearing on January 27, 2015.

- *1.9 REQUEST FOR USE OF CITY COUNCIL CHAMBER (Report: City Manager)**

RECOMMENDATION: That the City Council approve the use of the City Council Chamber for Public Hearings to be conducted by the California Public Utilities Commission (PUC) on June 3, 2015.

CONSENT ITEMS: (Continued)

- *1.10 RESOLUTION: JOHNSON AVENUE SEWER RELIEF PROJECT PHASE I (JASRP-1), WW3250-1, AUTHORIZATION FOR THE EXECUTION OF A JOINT USE AGREEMENT (JUA) WITH CITY OF SAN DIEGO. (Report: Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order approving a Joint Use Agreement (JUA) with the City of San Diego, and authorize the City Manager to execute said agreement.

- *1.11 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR EAST COUNTY PERFORMING ARTS CENTER (ECPAC) IMPROVEMENTS – RE-ROOFING PROJECT, IFM3471/BID NO. 033-15 (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 – Re-Roofing Project, IFM3471 / Bid No. 033-15, and direct a Notice Inviting Sealed Bids to be opened on March 25, 2015.

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 PURCHASE AND SALE AGREEMENT – C3 INVESTMENTS INC.
(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;

THEN

- Adopt 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 C3 Investments, Inc. (or its related entity, Raleigh, LLC, a California limited liability company) for the sale of 531-555 Raleigh Avenue (APN 482-250-36-00), 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 his 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.

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS:

***5.1 ANNUAL REPORT: PUBLIC SAFETY FACILITY FINANCING
OVERSIGHT COMMITTEE**

RECOMMENDATION: That the City Council accept the Annual Report from the Public Safety Facility Financing Oversight Committee.

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 SPECIFIC PLAN NO. 522**

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

An Ordinance Approving Specific Plan No. 522 for the Development, Use, and Maintenance of an Eleven-Unit Common Interest Residential Development

- **MOTION to adopt Ordinance approving Specific Plan No. 522**

***14.2 ZONE RECLASSIFICATION NO. 2313**

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

An Ordinance Approving Zone Reclassification No. 2310 to Rezone Property Located at the Southeast Corner of South Magnolia And East Camden Avenues from the Office Professional (O-P) to the Residential, Multi-Family, 2200 (RM-2200) Zone; APN: 488-290-11; General Plan Designation: MR (Medium Residential Density, 18-20)

- **MOTION to adopt Ordinance approving Zone Reclassification No. 2310**

15. CLOSED SESSIONS: None

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 February 2015, is adjourned to Tuesday, February 10, 2015, at 7:00 p.m.

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

Tuesday, February 10, 2015
7:00 p.m.

A G E N D A

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley

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.

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

PUBLIC HEARING:

***100 BOSTONIA WIRELESS – CONDITIONAL USE PERMIT NO. 2193
(Report: Planning Manager)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;

THEN

- Move to ADOPT the next RESOLUTION in order approving Conditional Use Permit No. 2913, subject to conditions.

101 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

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 10th day of February 2015, is adjourned to Tuesday, February 24, 2014, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting for February 10, 2015



February 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.

February 13 & 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.

February 14 - Happy Valentine's Day!



February 14 - Puppy Love at Parkway Plaza - It's puppy love and kitty crushes when Parkway Plaza host its 1st Annual Pet Adoption event in the Sears Court, inside the mall, on Saturday, from 11:00 a.m. to 3:00 p.m. Local animal shelters, including the El Cajon Animal Shelter, will showcase puppies, kittens, cats, and dogs, that are all looking for their "fur-ever" home. Each shelter will have representatives on hand to assist in adoptions. For more information, please call (619) 579-9974.

February 16 - City offices will be closed in observance of the President's Day holiday.

February 24 and March 10 - El Cajon City Council Meetings are at 3:00 p.m., and 7:00 p.m. (as needed). The meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit www.cityofelcajon.us.

March 8 - Daylight Saving Time Begins - This is the time of year to "spring forward" and turn the clocks ahead one hour at 2:00 a.m. It's also a great opportunity to change the batteries in the smoke and carbon monoxide alarms in your home and/or business. Visit www.heartlandfire.org for more safety tips!

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. Come see a wide selection of antiques from jewelry to art. Parking and admission are free. Please call (619) 887-8762 for more information.

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

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, rides, arts, crafts, display booths, a petting zoo, and more. Hours will be from 10:00 a.m. to 8:00 p.m. and located on East Main Street and Rea Avenue, between Magnolia and Claydelle Avenue. For volunteer and sponsorship information, please call (619) 441-1762.