

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

February 10, 2015

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, February 10, 2015, 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:	Ambrose, Bales and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells 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: None

CONSENT ITEMS: (1.1 – 1.11)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE Consent Items 1.1 to 1.11, pulling Item 1.8, as requested by a member of the public.

MOTION CARRIES BY UNANIMOUS VOTE.

1.1 MINUTES OF 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

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

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)

Adopt RESOLUTION No. 007-15 to 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)

Adopt RESOLUTION No. 008-15 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 Adopt RESOLUTION No. 009-15 to 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)**

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)**

Receive the Treasurer's Report for the quarter ending December 31, 2014.

1.8 PULLED FOR DISCUSSION.

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

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.

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)

Adopt RESOLUTION No. 011-15 approving a Joint Use Agreement (JUA) with the City of San Diego, and authorize the City Manager to execute said agreement.

CONSENT ITEMS: (Continued)

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)

Adopt RESOLUTION No. 012-15 to approve Plans and Bid Specifications for the East County Performing Arts Center (ECPAC) Improvements – Re-Roofing Project, IFM3471 / Bid No. 033-15, and Adopt RESOLUTION No. 013-15 to direct a Notice Inviting Sealed Bids to be opened on March 25, 2015.

ITEM PULLED FOR DISCUSSION:

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.

DISCUSSION

Shanda Wilson, Manager of the Valley Motel, spoke on behalf of Mr. Habib, owner of Valley Motel. She requested a three-year payment period for the penalty charges assessed to the 585 North Mollison Avenue property.

Discussion ensued among Councilmembers regarding:

- Extending the term for re-payment of the fees;
- A suggestion that fees would be due in full if the payments become delinquent;
- Whether to charge interest;
- The due date for the first payment;
- Placement of a lien on the property.

Director of Finance Schoen recommends a simple annual interest rate applied once a year. Published rates such as LAIF (Local Agency Investment Fund) or LIBOR (London Interbank Offered Rate) would be pertinent to cover City cost on the recovery of expenses.

ITEM PULLED FOR DISCUSSION: (Item 1.8 – Continued)

City Attorney Foley stated that a Notice of Restriction referencing the RESOLUTION adopted regarding the property at 585 North Mollison Avenue, would be recorded with the County Recorder. Should a violation occur, the entire amount would be due and payable at once. **City Attorney Foley** reminded **Councilmembers** that the incentive for the property owner to make timely payments and not be charged with any further violations is that almost half of the original penalties would be forgiven.

No further comments were offered.

MOTION BY WELLS, SECOND BY McCLELLAN, to ACCEPT the request to repay \$50,000 in a 36 month period, with first payment due on March 1, 2015. The Libor interest rate to be charged on the \$50,000 balance. If a payment is 30 days late, the agreement may be null and void, and the balance remaining would be due and payable at that time.

**MOTION CARRIES BY 4-1 VOTE.
(KENDRICK – NO)**

PUBLIC COMMENT:

Yacoub Younan El Cajon taxicab driver, spoke about the discrepancies in driver permits. He stated East County drivers can only pick up from East County while San Diego drivers are allowed to pick up from anywhere in the County. He also commented on the price of the 'medallions' and requested help from the City Council to resolve this issue.

City Attorney Foley clarified that an item must be on the agenda for consideration.

Mayor Pro Tem McClellan requested that this item be added to the next agenda to be able to send a letter to MTS and the City of San Diego to allow all taxis to pick up from all areas of the County.

Mayor Wells invited **Mr. Younan** to return to the next scheduled meeting to further discuss this issue.

Bonnie Price spoke in support of helping the homeless citizens, and she also requested that the **City Council** considers rent control to help senior residents of mobile home parks who live on a limited income.

Mayor Wells reminded the community of the collaboration of the City with the East County Transitional Living Center.

PUBLIC COMMENT: (Continued)

Harold Brown, CEO of the East County Transitional Living Center thanked the **Mayor** for attending the ribbon-cutting event for the make-over of their facilities. **Mr. Brown** said there is help for people willing to get off the streets, but they have to be willing to be off drugs and alcohol. Sadly not all homeless are willing to follow these rules. In answer to a question from **Mayor Pro Tem McClellan**, **Mr. Brown** said that over 4000 people have been helped to improve their lives through this program, and that there are two available programs: faith based and non-faith based.

Sunshine Horton said she has become a senior volunteer for the City of National City. She encourages homeless people to help themselves.

Mayor Pro Tem McClellan invited the students in the audience to introduce themselves.

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

PUBLIC HEARINGS: (Item 3.1 Continued)

- 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.

DISCUSSION

Assistant City Manager Al-Ghafry provided a summary of the Item.

Mayor Wells announced the Public Hearing is now open.

No one came forward to speak.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION No. SA 001-15 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.

MOTION CARRIES BY UNANIMOUS VOTE.

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.

DISCUSSION

City Manager Williford introduced the Item to **Council**.

Mr. Rod Smith, presented the annual report to the Council. He thanked City staff, especially, Brett Channing, Holly Reed-Falk, and Tracy Yale for their help.

No other comments were offered.

MOTION BY AMBROSE, SECOND BY McCLELLAN, to ACCEPT the Annual Report from the Public Safety Facility Financing Oversight Committee.

MOTION CARRIES BY UNANIMOUS VOTE.

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.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT: None

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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

REPORT AS STATED.

8.

COUNCILMEMBER TONY AMBROSE

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.

8.1 Council Activities Report/Comments

REPORT AS STATED.

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

REPORT AS STATED.

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

In addition to the submitted report, **Councilmember Bales** stated she attended the groundbreaking event to build a home for an injured soldier.

Councilmember Ambrose added that there are many organizations that help our Veterans. He also noted that the City has worked on many projects to help the seniors as well, and invited the neighboring cities to join in the continuing efforts to help the community.

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**

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT Ordinance No. 5019 for the Development, Use, and Maintenance of an Eleven-Unit Common Interest Residential Development.

MOTION CARRIES BY UNANIMOUS VOTE.

***14.2 ZONE RECLASSIFICATION NO. 2310**

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)

ORDINANCES: SECOND READING AND ADOPTION: (Item 14. Continued)

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

MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT Ordinance No. 5020 Approving Zone Reclassification No. 2310.

MOTION CARRIES BY UNANIMOUS VOTE.

15. CLOSED SESSION: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 10th day of February, 2015, at 3:53 p.m. to Tuesday, February 10, 2015, at 7:00 p.m.

**BELINDA A. HAWLEY, CMC
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

February 10, 2015

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, February 10, 2015, was called to order by Mayor/Chair Bill Wells 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 February 10, 2015, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Ambrose, Bales and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

AGENDA CHANGES: None

PUBLIC COMMENT: None

Students in the audience were invited to introduce themselves to the **Council**.

PUBLIC HEARINGS:

**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. 2193, subject to conditions.

DISCUSSION

Planning Manager Anthony Shute provided a summary of the **Item**.

Mayor Wells announced the Public Hearing is now Open.

Discussion ensued among **Council** regarding placement and distance of antennas from homes.

Lisa Goodman, the applicant's representative was available to answer questions from **Council** if required.

The **Council** had no questions for **Ms. Goodman**.

No further comments were offered.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION No. 014-15 APPROVING Conditional Use Permit No. 2193, subject to conditions.

MOTION CARRIES BY UNANIMOUS VOTE.

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 10th day of February 2015, at 7:16 p.m. to Tuesday, February 24, 2015, at 3:00 p.m.

**BELINDA A. HAWLEY, CMC
City Clerk/Secretary**