

# 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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May 26, 2015

An Adjourned 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, May 26, 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. This meeting was adjourned from the Adjourned Regular Joint meeting held at 3:00 p.m. on May 12, 2015.

#### **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 May 12, 2015, meeting and the Agenda of the May 26, 2015, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **Helix Water District**
- **America on Main Street**
- **Waste Management Recycling Champions**

**AGENDA CHANGES:**

**MOTION BY McCLELLAN, SECOND BY BALES, to REMOVE Item 1.5, and Item 15.1 as requested by the City Manager.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (1.1 – 1.7)**

**MOTION BY KENDRICK, SECOND BY AMBROSE, to APPROVE Consent Items 1.1 to 1.7. (Item 1.5, removed under Agenda Changes)**

**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 May 12, 2015 Meeting 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.

**CONSENT ITEMS: (Continued)**

**1.4 DONATED VEHICLE - UNITED STATES MARSHAL OFFICE  
(Report: Police Chief)**

- Authorize the City Manager to approve the Police Department's request to receive a 2014 Ford F-150 Crew Cab Pick-up as a donation from the United States Marshal Office (USMO).
- Appropriate \$5,000.00 for operational upgrades and vehicle maintenance to be reimbursed by the USMO.

**REMOVED FROM AGENDA UNDER AGENDA CHANGES:**

**1.5 RESOLUTION: AWARD OF BID NO. 034-15, FIRE STATION #6  
RENOVATION AND CITY HALL MODERNIZATION RE-BID  
(Report: Purchasing Agent)**

**RECOMMENDATION: That the City Council:**

- Find the protest submitted by NEI Contracting and Engineering, Inc. to be timely, and with merit.
- Find the first low bidder, Good-Men Roofing and Construction, Inc., non-responsive for failure to fulfill flooring and synthetic products licensing requirements or list a subcontractor which fulfills the proper licensing requirements;
- Find the fifth low bidder, KEMCORP Construction, Inc., and the seventh low bidder, Fordyce Construction, non-responsive for failure to fulfill synthetic products licensing requirements or list a subcontractor which fulfills the proper licensing requirements; and
- Adopt the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, NEI Contracting and Engineering, Inc., in the amount of \$1,391,937.00.

**1.6 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE  
SUBDIVISION MAP (TSM) 658, 801 AVOCADO AVE., ENGINEERING  
JOB NO. 3208 (Report: Deputy Director of Public Works)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 658 at 801 Avocado Avenue, authorizing execution of the Agreement.

**CONSENT ITEMS: (Continued)**

**1.7 ACCEPTANCE OF OVERLAY THOROUGHFARES 2014, ENGINEERING  
JOB NO. PW 3486/BID NO. 009-15  
(Report: Deputy Director of Public Works)**

Accept the project, authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**PUBLIC COMMENT:**

**John Berg**, from Downtown El Cajon Business Partners, invited the community to the Cajon Classic Cruise and the Concerts in the Park events in El Cajon.

**Sunshine Horton** shared some of her history in El Cajon and spoke about water conservation. She also spoke about her upcoming 70th birthday celebration.

**Bonnie Price** spoke about the newly naturalized citizens that registered to vote during the America on Main Street event. She spoke about communication received by Ray Lutz from Housing Urban Development (HUD) regarding the El Cajon Transitional Living Center (ECTLC).

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS: None**

**4. ADMINISTRATIVE REPORTS:**

**4.1 AN OWNER PARTICIPATION AND DEVELOPMENT AGREEMENT  
BETWEEN TIPTON ENTERPRISES, INC. AND THE CITY OF EL CAJON  
(Report: City Manager)**

**RECOMMENDATION: That the City Council:**

Move to ADOPT the next RESOLUTION in order APPROVING Owner Participation and Development Agreement between Tipton Enterprises, Inc, and the City of El Cajon.

## **ADMINISTRATIVE REPORTS: (Item 4.1 – Continued)**

### **DISCUSSION**

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

**Robert Clark** spoke about the enjoyable experience at the America on Main Street event. He commented about the Tipton Honda participation agreement, indicating he does not agree that this will be profitable for the City, and suggested the resolution be withdrawn.

**City Manager Williford** explained the concept of the owner participation agreement and clarified that if the base sales are exceeded, it would be a profit for the City but if it's not, there would be no loss for the City.

**Mayor Pro Tem McClellan** and **Councilmember Kendrick** spoke in support of the owner participation agreement.

**City Manager Williford** announced that **Michael Hastings** from Tipton Honda is in the audience to answer any questions from Council if needed.

**Councilmembers** spoke in support of the project.

No one else came forward to speak.

**MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION NO. 044-15 APPROVING Owner Participation and Development Agreement between Tipton Enterprises, Inc, and the City of El Cajon.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **4.2 MTS BOARD REQUEST FOR TAXICAB DRIVERS (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council direct Mayor Pro Tem Bob McClellan to address the Metropolitan Transit System (MTS) Board with the request that the taxicab drivers with a permit to operate within El Cajon (1) be allowed to fulfill round trips between El Cajon and San Diego and (2) be given first priority when applying for the newly opened San Diego taxicab permit.

## **ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)**

### **DISCUSSION**

**City Manager Williford** introduced **Assistant to the City Manager Brett Channing**, who presented the Item to **Council** and stated that local drivers are frustrated about passenger pick up/drop-round trip limitations for the El Cajon drivers.

**Mayor Pro Tem McClellan** read a letter received from MTS which outlined the requirements and regulations for the El Cajon drivers. To be able to pick up fare from San Diego, El Cajon drivers must apply for a San Diego permit. Some of the requirements are a newer model vehicle, ADA compliance, credit card acceptance. El Cajon drivers are encouraged to apply for a San Diego medallion.

**Yacoub Younan** spoke on behalf of the East County Taxicab owners and drivers, and he thanked Staff and Council for their efforts in helping them. He finds the solution unfair to the current East County drivers.

Discussion ensued amongst Councilmembers, Staff and Mr. Younan regarding:

- Round trips between El Cajon and San Diego;
- Cost for applying for San Diego medallions;
- Suggestions for the taxicab owners to approach City of San Diego Council;
- A suggestion to write a letter to San Diego City Council to petition on behalf of local drivers.

No one else came forward to speak.

**MOTION BY WELLS, SECOND BY BALES, to DIRECT Staff to write a letter to San Diego City Council on behalf of taxicab owners.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **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.

##### **6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

##### **6.2 LEGISLATIVE REPORT – No Recommended Action.**

## **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**

**REPORT AS STATED.**

11. **JOINT COUNCILMEMBER REPORTS: None**

12. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

13. **ORDINANCES: FIRST READING**

13.1 **INTRODUCING CHAPTER 15.86 DESIGNATING FIRE HAZARD SEVERITY ZONES AND WILDLAND URBAN INTERFACE AREAS (Report: Fire Chief and Fire Marshal)**

**RECOMMENDATION:** That the **City Council** consider approving an ordinance adding Chapter 15.86 to the El Cajon Municipal Code designating fire hazard severity zones and wildland urban interface areas as designated on the map titled "El Cajon Fire Hazard Severity Zones," dated January 27, 2009.

- **Make a MOTION, and SECOND to introduce the Ordinance**
- **Discussion**
- **Vote**
- **If approved, the Mayor requests the City Clerk to recite the title**

An Ordinance of the City Council of the City of El Cajon Adding A New Chapter 15.86 to the El Cajon Municipal Code, Designating Very High Fire Hazard Severity Zones and Wildland Urban Interface Areas Within Its Jurisdictional Boundaries

### **DISCUSSION**

**City Attorney Foley** presented the Item to **Council**.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to INTRODUCE the Ordinance.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

An Ordinance of the City Council of the City of El Cajon Adding A New Chapter 15.86 to the El Cajon Municipal Code, Designating Very High Fire Hazard Severity Zones and Wildland Urban Interface Areas Within Its Jurisdictional Boundaries



**14. ORDINANCES: SECOND READING AND ADOPTION**

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

**14.1 AMENDMENT TO CITY'S STORM WATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE**

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

An Ordinance Repealing Chapter 13.10 of Title 13 and Adding a New Chapter 13.10 to Title 13 of the El Cajon Municipal Code Establishing Regulations for Storm Water Management and Discharge Control

- **MOTION to adopt the Ordinance**

**MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT Ordinance No. 5026.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**REMOVED FROM AGENDA UNDER AGENDA CHANGES:**

**15. CLOSED SESSION**

**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: Jim Lynch, Director of Human Resources  
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore  
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group  
El Cajon Municipal Employees Association  
El Cajon Police Officers Association  
El Cajon Police Officers Association Management Group  
El Cajon Professional Firefighters International  
Association of Fire Fighters Local 4603 (includes El Cajon Fire Supervisory Unit and El Cajon Firefighters' Association)  
Executive, Unrepresented and Confidential Employees

**Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 26 day of May, 2015, at 4:32 p.m. to Tuesday, June 9, 2015, at 3:00 p.m.**

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