

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

August 11, 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, August 11, 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 and Kendrick
Council/Agencymembers absent:	Bales
Mayor Pro Tem/Vice Chair absent:	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. (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 July 28, 2015, meetings and the Agenda of the August 11, 2015, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **PROCLAMATION: Prostate Cancer Awareness Month**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.11)

**MOTION BY WELLS, SECOND BY AMBROSE, to APPROVE
Consent Items 1.1 to 1.11.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(BALES AND McCLELLAN - ABSENT)**

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the July 28, 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 RESOLUTIONS: ANNUAL INVESTMENT POLICY UPDATE
(Report: Director of Finance and Treasurer)**

Adopt City Council RESOLUTION NO. 080-15, Housing Authority RESOLUTION NO. ECHA-19, and the City of El Cajon as Successor Agency to the former Redevelopment Agency RESOLUTION NO. SA 003-15, adopting City of El Cajon Investment Policy and delegating investment authority to the Director of Finance / Agency Treasurer.

CONSENT ITEMS: (Continued)

1.5 ACCEPTANCE OF IMPROVEMENTS AT JOHNSON AVENUE AND WEST MADISON AVENUE FOR PEDESTRIAN SAFETY, PW3400/ BID NO. 019-15 (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.

1.6 REQUEST FROM ST. MADELEINE SOPHIE'S CENTER FOR SPONSORSHIP AND IN-KIND SERVICES FOR HAUNTFEST ON MAIN (Report: Director of Recreation)

Approve the request for support from St. Madeleine Sophie's Center, the lead agency for the 4th annual HauntFest on Main.

1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY: THE 5TH ANNUAL CHALDEAN AMERICAN FESTIVAL (Report: Director of Recreation)

- Approve the use of the public right-of-way for the 5th Annual Chaldean American Festival.
- Approve to co-host the Chaldean American Festival with in-kind services.
- Approve the request for a beer and wine garden to be held in the upper Centennial Plaza.

1.8 COMMUNITY EVENT IN THE RIGHT-OF-WAY: ROCK CHURCH BLOCK PARTY (Report: Director of Recreation)

Approve the use of the public right-of-way for the Rock Church Block Party.

1.9 REVISIONS TO CLASSIFICATION SPECIFICATIONS (Report: Director of Human Resources)

Approve the proposed revisions to the classification specifications identified in the Agenda Report.

CONSENT ITEMS: (Continued)

1.10 2013 REGIONAL REALIGNMENT RESPONSE GROUP GRANT (R3G) – AMENDMENT #3 (Report: Chief of Police)

- Authorize the City Manager or designee to accept the augmented R3G grant, in the total amount of \$80,865 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriate an additional \$30,000 for reimbursement of overtime and fringe benefits.

1.11 PURCHASE OF SOFTWARE MAINTENANCE FOR THE COMPUTER AIDED DISPATCH SYSTEM (Report: Purchasing Agent)

Authorize the City Manager to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.5, and execute a purchase agreement with New World Systems, for the purchase of annual software maintenance for the Computer Aided Dispatch System in the amount of \$78,057.00, with four 1-year renewal options.

PUBLIC COMMENT:

Bonnie Price, representing the East County Democratic Club, spoke about the restrictions by the City when it comes to insurance requirements. The East County Democratic Club will be giving voting registration information at the car shows and concerts.

Ray Lutz spoke against the time constraints at council meetings for public speakers. He also spoke about ECPAC, and encouraged the City to hire a management group to run the theatre to be successful.

Kamal Alsawaf, representing Mar Toma Knights of Columbus, thanked the **Council** for co-hosting the upcoming Chaldean American Festival.

Debra Emerson thanked **Council** for their continued support for the upcoming Hauntfest event. **Councilmember Kendrick** spoke in support of the event.

Brenda Hammond thanked the City for recognizing and supporting Cancer Awareness month. She also spoke about invasion of privacy issues and monitoring of phone calls.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS: None**

4. **ADMINISTRATIVE REPORTS:**

4.1 **RESPONSIBLE RETAILER RECOGNITION PROGRAM (Report: Planning Manager)**

RECOMMENDATION: That the City Council approve the proposed program to recognize responsible beverage retailers.

DISCUSSION

Planning Manager Anthony Shute gave a summary of the Item, and introduced **Police Chief Redman**, who shared the guidelines for the proposed program.

Councilmember Kendrick spoke in support of the Responsible Retailer Recognition Program.

MOTION BY KENDRICK, SECOND BY AMBROSE, to APPROVE the proposed program to recognize responsible beverage retailers.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (BALES AND McCLELLAN - ABSENT)

4.2 **SANDAG'S SMART GROWTH AND ACTIVE TRANSPORTATION GRANT PROGRAMS – CITY AWARD (Report: Planning Manager)**

RECOMMENDATION: That the City Council accept this informational report.

DISCUSSION

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

Councilmembers congratulated **City Staff** on securing grants to make the City a better place.

MOTION BY AMBROSE, SECOND BY KENDRICK, to ACCEPT this informational report.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (BALES AND McCLELLAN - ABSENT)

ADMINISTRATIVE REPORTS: (Continued)

4.3 RESOLUTIONS: APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC. (Report: City Manager/Executive Director)

RECOMMENDATION: That the **City Council**, on behalf of the City and in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency:

1. Acting on behalf of the Successor Agency to the former El Cajon Redevelopment Agency, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“Successor Agency ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to Successor Agency-owned property, 100 Fletcher Parkway, APN 483-071-52-00, with such changes as may be approved by the Executive Director;
2. Acting on behalf of the Successor Agency, authorize the Executive Director or designee to execute all documents necessary to sign the Successor Agency ENA on the Successor Agency’s behalf, and complete the sale upon approval by the Oversight Board and California Department of Finance (DOF);
3. Acting as the City Council, adopt the next resolution in order approving an Exclusive Negotiation Agreement (“City ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to City-owned property, located adjacent to 100 Fletcher Parkway, APN 483-071-53-00, with such changes as may be approved by the City Manager; and
4. Acting as the City Council, authorize the City Manager to sign the City ENA on the City’s behalf, with such changes as may be approved by the City Manager.

DISCUSSION

City Manager Williford gave a summary of the Item.

Councilmember Kendrick spoke in support of the agreement with Brixton Capital and Excel Hotel Group.

Councilmember Ambrose spoke in support of the project and also expressed enthusiasm about Panera Bread coming to the City of El Cajon.

ADMINISTRATIVE REPORTS: (Item 4.3 - Continued)

MOTION BY KENDRICK, SECOND BY AMBROSE, to Acting on behalf of the Successor Agency to the former El Cajon Redevelopment Agency, ADOPT RESOLUTION NO. SA 004-15 approving an Exclusive Negotiation Agreement (“Successor Agency ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to Successor Agency-owned property, 100 Fletcher Parkway, APN 483-071-52-00, with such changes as may be approved by the Executive Director; Acting on behalf of the Successor Agency, authorize the Executive Director or designee to execute all documents necessary to sign the Successor Agency ENA on the Successor Agency’s behalf, and complete the sale upon approval by the Oversight Board and California Department of Finance (DOF); Acting as the City Council, ADOPT RESOLUTION NO. 081-15 approving an Exclusive Negotiation Agreement (“City ENA”) with Brixton Capital and Excel Hotel Group, Inc., pertaining to City-owned property, located adjacent to 100 Fletcher Parkway, APN 483-071-53-00, with such changes as may be approved by the City Manager; and Acting as the City Council, authorize the City Manager to sign the City ENA on the City’s behalf, with such changes as may be approved by the City Manager.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(BALES AND McCLELLAN - ABSENT)**

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

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. **LEGISLATIVE REPORT: None**

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

13. **ORDINANCES: FIRST READING**

13.1 **A PROPOSED ORDINANCE TO STREAMLINE PERMIT PROCESSING FOR SMALL RESIDENTIAL PHOTOVOLTAIC SYSTEMS (Report: Building Official/Fire Marshal)**

RECOMMENDATION: That the **City Council** consider approving an ordinance adding Chapter 15.92 to the El Cajon Municipal Code Relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems.

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

DISCUSSION

Building Official/Fire Marshal Dan Pavao introduced the Item to Council.

MOTION BY AMBROSE, SECOND BY KENDRICK, to INTRODUCE the Ordinance

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (BALES AND McCLELLAN - ABSENT)

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

An Ordinance of the City of El Cajon Adding Chapter 15.92 to the El Cajon Municipal Code Relating to Expedited Permitting Procedures for Small Residential Rooftop Solar Systems.

14. **ORDINANCES: SECOND READING AND ADOPTION - None**

15. CLOSED SESSION

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

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

Agency Designated Representatives:	Jim Lynch, Director of Human Resources 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

MOTION BY AMBROSE, SECOND BY KENDRICK, to ADJOURN to Closed Session at 3:41 p.m.

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT
(BALES AND McCLELLAN - ABSENT)**

16. RECONVENE TO OPEN SESSION AT 3:45 P.M.

City Attorney Foley reported the following actions:

15.1 No action taken, informational purposes only.

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 11th day of August 2015 at 3:46 p.m. to Tuesday, August 11, 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

August 11, 2015

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, August 11, 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 August 11, 2015, by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	Ambrose, Bales and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair absent:	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 and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

AGENDA CHANGES: None

PUBLIC COMMENT:

David Gagniere spoke about speeding issues on his street, Naranca Avenue. Employees of a nearby business, Vey's Powersports, park on the residential part of the street blocking the visibility of the residents as they pull out onto oncoming high-speed traffic. He provided **Councilmembers** a picture and a DVD of cars speeding on Naranca Avenue.

Assistant City Manager Al-Ghafry stated that the Traffic Department is currently working on the issue by adding 25 mph signs, legends and double yellow lines.

Mayor Wells suggested that **Mr. Gagniere** be in contact with **Assistant City Manager Al-Ghafry** if the problem continues.

Jose Bravo, a concerned parent, spoke about the high speed issues on Naranca Avenue and asked the **City Council** to join the Safety 1st campaign to make their neighborhood safer for their families.

Dave Berman, resident of Naranca Avenue, expressed his concern about the high-speed problem on his street.

PUBLIC HEARINGS:

100 NEW COMMERCIAL BUILDINGS – AMENDMENT OF SPECIFIC PLAN NO. 174 (Report: Planning Manager)

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Move to INTRODUCE the ORDINANCE for Amendment of Specific Plan No. 174.

DISCUSSION

Planning Manager Shute provided a summary of the Item.

In answer to a question from **Councilmember Ambrose**, **Planning Manager Shute** explained that full-grown vegetation would be planted to 'screen' the vehicles waiting at the drive thru lane of the restaurant.

Mayor Wells opened the Public Hearing.

PUBLIC HEARINGS: (Item 100 – Continued)

Mike Orlando, Project Developer, praised the **Planning Staff** for their professional work and expressed his excitement for the new project.

Councilmembers spoke in support of having Panera Bread in El Cajon.

No further comments were offered.

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

MOTION BY KENDRICK, SECOND BY AMBROSE, to INTRODUCE the ORDINANCE for Amendment of Specific Plan No. 174.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

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

**An Ordinance Amending Specific Plan No. 174 for the development and Use of The Property Located at The Southwest Corner of Fletcher Parkway and North Johnson Avenue.
APNs: 482-240-26, -27, -28, -29, -45 And -46.**

***101 BOSTONIA COURT – ZONE RECLASSIFICATION NO. 2316, PLANNED RESIDENTIAL DEVELOPMENT NO. 69, AND TENTATIVE SUBDIVISION MAP NO. 661 (Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order ADOPTING California Environmental Quality Act Class 32 Categorical Exemption;
- Move to INTRODUCE the ORDINANCE Approving Zone Reclassification No. 2316; and
- Move to ADOPT the next RESOLUTIONS in order Approving Planned Residential Development No. 69 and Tentative Subdivision Map No. 661.

PUBLIC HEARINGS: (Item 101 – Continued)

DISCUSSION

Planning Manager Shute provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No one came forward to speak.

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

MOTION BY AMBROSE, SECOND BY BALES, to ADOPT RESOLUTION NO. 082-15 ADOPTING California Environmental Quality Act Class 32 Categorical Exemption.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

MOTION BY AMBROSE, SECOND BY BALES, to INTRODUCE the ORDINANCE Approving Zone Reclassification No. 2316.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

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

An Ordinance Rezoning Property Located on the West Side of Bostonia Street Between Broadway and Greenfield Drive from RS-6 to the Planned Residential Development (PRD) Low Zone; APN: 484-321-01-00; General Plan Designation: LR (Low Density, 3-10).

MOTION BY AMBROSE, SECOND BY BALES, to ADOPT RESOLUTION NO. 083-15 Approving Planned Residential Development No. 69 and ADOPT RESOLUTION NO. 084-15 Approving Tentative Subdivision Map No. 661.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – ABSENT)

PUBLIC HEARINGS: (Continued)

***102 DOWNTOWN HOTEL SPECIFIC PLAN NO. 526
(Report: Planning Manager)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Move to ADOPT the next RESOLUTION in order Adopting the California Environmental Quality Act Class 32 Categorical Exemption; and
- Move to INTRODUCE the ORDINANCE Approving Specific Plan No. 526.

DISCUSSION

Planning Manager Shute provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No one came forward to speak.

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

**MOTION CARRIED BY UNANIMOUS VOTE OF
THOSE PRESENT (McCLELLAN – ABSENT)**

**MOTION BY AMBROSE, SECOND BY BALES, to ADOPT
RESOLUTION NO. 085-15 Adopting the California Environmental
Quality Act Class 32 Categorical Exemption and MOVE to
INTRODUCE the ORDINANCE Approving Specific Plan No. 526.**

**MOTION CARRIED BY UNANIMOUS VOTE OF
THOSE PRESENT (McCLELLAN – ABSENT)**

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

**An Ordinance Approving Specific Plan No. 526 for a Hotel Located at
the Northeast Corner of North Magnolia and Rea Avenues in the C-R
(Regional Commercial) Zone; General Plan Designation: Special
Development Area No. 9 (SDA 9)/Regional Commercial (RC).**

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 11th day of August 2015, at 7:34 p.m. to Tuesday, September 9, 2015, at 3:00 p.m.

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