

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

October 27, 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, October 27, 2015, was called to order by Mayor/Chair Bill Wells at 3:02 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Ambrose and Bales
Council/Agencymembers absent:	Kendrick
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. (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 October 13, 2015, meeting and the Agenda of the October 27, 2015, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **PROCLAMATION: The K Grill**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY AMBROSE SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.12, pulling Item 1.4, as requested by a member of the public.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Approve Minutes of the October 13, 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.

1.4 PULLED FOR DISCUSSION

**1.5 ROAD CLOSURES; MOTHER GOOSE PARADE
(Report: Sara Ramirez, Director of Recreation)**

Review and approve the submitted road closures and traffic control plan for the Mother Goose Parade.

CONSENT ITEMS: (Continued)

1.6 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 659, MAGNOLIA TRAILS, ENGINEERING JOB NO. 3504 (Report: Dennis Davies, Deputy Director of Public Works)

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 659 at 103 East Chase Avenue, south east corner of East Chase Avenue and South Magnolia Avenue, authorizing execution of the Agreement.

1.7 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR FLETCHER HILLS POOL RENOVATION PROJECT, IFM3526 / BID NO. 017-16 (Report: Majed Al-Ghafry, Assistant City Manager)

Adopt RESOLUTION NO. 104-15 to approve Plans and Bid Specifications for the Fletcher Hills Pool Renovation Project, IFM3526/ Bid No. 017-16; and RESOLUTION NO. 105-15 to direct a Notice Inviting Sealed Bids to be opened on December 8, 2015.

1.8 SUPPORT OF 2016 MISS EL CAJON SCHOLARSHIP PROGRAM (Report: Brett Channing, Assistant to the City Manager)

Designate \$2,500.00 from the City Council Contingency Budget for the Miss El Cajon Scholarship Program.

1.9 REQUEST FROM RunEC TO SUPPORT A HALF-MARATHON SPECIAL EVENT (Report: Sara Ramirez, Director of Recreation)

Support the RunEC nonprofit organization with a \$20,000.00 donation and in-kind City services for the 2016 St. Patrick's Day Half-Marathon/5K.

1.10 RESOLUTION: AWARD OF BID NO. 016-16, INSTALLATION OF STREET LIGHTS (LED Retrofit Program) (Report: Nahid Razi, Purchasing Agent)

- Consent to withdrawal of Traffic Development Services, Inc.'s bid submission;
 - Find that the bid of the first low bidder, Siemens Industry, Inc., is non-responsive for failure to sign bidder's bond; and
- Based on the above, adopt RESOLUTION NO. 106-15 in order awarding the bid to the lowest responsive, responsible bidder, CTE, Inc., in the amount of \$91,400.00.

CONSENT ITEMS: (Continued)

**1.11 PURCHASE OF FACTORY LOADED AMMUNITION
(Report: Nahid Razi, Purchasing Agent)**

Authorize the Purchasing Agent to waive the bidding requirements in accordance with Municipal Code 3.20.010.C.1A, and execute a purchase agreement with Dooley Enterprises, Inc. for the purchase of factory loaded ammunition in the amount of \$96,568.26.

**1.12 TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES
ANNUAL CONFERENCE - BALES
(Report: Brett Channing, Assistant to the City Manager)**

Review and approve the attached Claim for Advance/Reimbursement of Travel Expense form for Councilmember Star Bales submitted in accordance with City Council Policy G-1.

CONSENT ITEMS PULLED FOR DISCUSSION:

**1.4 RESOLUTION: REJECTION OF BID NO. 005-16, CITY HALL & COUNCIL
CHAMBERS HVAC (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council adopt the next RESOLUTION in order and reject all bids and authorize rebidding the project with revised specifications.

DISCUSSION

Melinda DiCharry, President of Paradigm Mechanical Corporation, respectfully requested the City Council to reconsider awarding the project to them, stating that rebidding the project will cost the City more money in the long run as prices will increase for product and labor.

Assistant City Manager Al-Ghafry explained that the City will scale down the project to stay within the budget, and perhaps doing the work in phases might be considered as an option.

In answer to a question by **Mayor Wells**, **City Manager Williford** stated that a difference of almost half a million dollars between the Engineers estimate and the low bid for the project shows a discrepancy in the value estimates. He added the City is not under any urgency for this project.

CONSENT ITEMS PULLED FOR DISCUSSION: (Item 1.4 Continued)

In answer to a question by **Mayor Pro Tem McClellan**, **City Attorney Foley** stated that the City cannot award the bid to Paradigm Mechanical Corporation to then deduct a portion of the project to stay within the budget originally estimated. It would not be fair to the other companies who also submitted a bid.

No one else came forward to speak.

MOTION BY AMBROSE SECOND BY BALES, to ADOPT RESOLUTION NO. 103-15 to reject all bids and authorize rebidding the project with revised specifications.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

PUBLIC COMMENT:

Dana Richardson, Vice President for Community Health Improvement Partners (CHIP), mentioned that the El Cajon Police Department was the recipient of the Advocacy Award.

Captain Davis received the award and recognized the work of **Lt. Eric Taylor**, who was the City's representative with the CHIP association.

The **Councilmembers** expressed their appreciation for the El Cajon Police Department and their hard work.

Meredith Stowers thanked the **City Council** for their continued support of the St. Patrick's Day Half Marathon to be held Saturday, March 12, 2016. She also thanked the City's Public Works Department and Police Department for their help.

Councilmember Ambrose thanked Ms. Stowers for her work with the Cajon Valley School District and for encouraging kids to participate in sports.

Monica Zech spoke about the success of HauntFest and also mentioned the last Cajon Cruise Event for the season 'Trunk or Treat' on Friday on October 28. Monica reminded everyone that the Mother Goose Parade is now on Saturday, November 21, 2015 at 10:00 a.m.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

**3.1 DELINQUENT REFUSE COLLECTION CHARGES
(Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

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

THEN

- Adopt the next RESOLUTIONS in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and
- Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

DISCUSSION

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

Mayor Wells opened the public hearing.

No one came forward to speak

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (KENDRICK – Absent).**

MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION NO. 107-15A through 107-15G certifying the list of property owners as delinquent in the payment of their mandatory trash service bills.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (KENDRICK – Absent).**

**3.2 ZONING CODE OMNIBUS AND MUNICIPAL CODE UPDATE
(Report: Anthony Shute, Deputy Director of Community Development)**

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 ADOPTING the Negative Declaration; and
- MOVE to INTRODUCE the ORDINANCE for Zoning Code Amendment No. 429.

DISCUSSION

Deputy Director of Community Development, Anthony Shute gave a summary of the Item.

Mayor Wells opened the public hearing.

Discussion ensued among **Council** and **Staff** concerning the definition of 'hip flask', noting it will be deemed a violation if a person has it on their hip or any part of their body.

No one came forward to speak.

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 108-15 Adopting the Negative Declaration; incorporate the revisions to Section 17.210.040 Definitions per Staff recommendation, and INTRODUCE the Title of the Ordinance.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

PUBLIC HEARINGS: (Item 3.2 Continued)

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

An Ordinance Of The City Council Of The City Of El Cajon Implementing The Zoning Code Omnibus And Select Code Section Updates By Amending: Title 5, Modifying The Community Event Permit Sections In Chapter 5.52; Title 9 Modifying The Special Event Permit For Alcoholic Beverage Possession Or Consumption Section In Chapter 9.22; Title 12 Modifying The Parades Sections In Chapter 12.24 To Make The Decisionmaker The City Manager And To Adjust The Submittal Deadline; Title 15, Correcting The Density Bonus Referenced Section In Chapter 15.82; Title 17 Of The El Cajon Municipal Code (Zoning), To Revise, Correct And Fill Regulatory Gaps In Chapters: 17.58, Adding A Minor Use Permit Process; 17.60.180, Adding A Description Of Active And Passive Recreation Areas; 17.70.020, Modifying The Specific Plan Approval To Be Allowed By Resolution; 17.75.020, Deleting Model Homes As A Use That Can Be Allowed By Temporary Use Permit; 17.105, Modifying Definitions To Eliminate Convalescent Home And Add Farmers Market, Microbrewery, Public Assembly, And Skilled Nursing Facility; 17.115.040, Adding A Reference Under Airport Land Use Compatibility To Montgomery Field; 17.130.115, Adding Clarity To Maximum Building Height For Steeples, Spires, Clearstories, And Similar Architectural Projections; 17.130.200, Adding Section For Retaining Walls; 17.140.120, Modifying Reference To Allow Accessory Structures By Maximum Lot Coverage; 17.140.210, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Use Categories; 17.145.150 Modifying The Farmers Market Use To Be Allowed By Administrative Zoning Permit, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Use Categories; 17.150.170, Adding A Reference To The Minor Use Permit And Reducing Permit Review Levels For Certain Uses; 17.185.170, Adding A Reference To Affordable Housing Parking Requirements; 17.190.180 Modifying The Electronic Message Display Signs Permit Process To Require A Planning Commission Decision; 17.210.040, Adding A Definition For Hip Flask; 17.210.100 Clarifying Sizes For Alcoholic Beverages; 17.225.020, Modifying The Required Bed And Breakfast Permit To A Conditional Use Permit; 17.225.200, Correcting A Cross Reference Regarding Alternative Lending; 17.225.220, Adding Farmers Market Performance Standards; 17.225.230, Adding Microbrewery Performance Standards; 17.225.240, Adding Food Truck Performance Standards; 17.245.080, Adding A Cross Reference Regarding Wireless Communication Facilities; 17.245.090, Correcting An Error In A Subsection Reference; 17.250.020, Correcting A Reference To Secondhand Merchandise Stores And Pawn Shops; 17.260.040, Modifying A Reference To Project Categories For Determination Of Consistency Regarding The Airport Land Use Commission; And 17.260.050, Deleting Language To Clarify Airspace Protection For Airport Land Use Commission.

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 – 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

In addition to the submitted report, **Mayor Wells** spoke about the positive experience he had at HauntFest and thanked the Recreation Department, Monica Zech, the Police Department and the Public Works Department for making this a great event.

Councilmembers shared their experience at the 2015 El Cajon HauntFest.

6.2 LEGISLATIVE REPORT - No Report

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

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ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

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

In addition to the submitted report, **Mayor Pro Tem McClellan** thanked the Public Works Department for keeping the streets of El Cajon in great shape.

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 – None

14. ORDINANCES: SECOND READING AND ADOPTION

14.1 ZONE RECLASSIFICATION 2292 – 301 W. RENETTE AVE.

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

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

An Ordinance Approving Zoning Reclassification 2292 Rezoning Property At The Southwest Corner Of West Renette Avenue And South Sunshine Avenue From R-1-6 Zone To R-3 Zone.

MOTION BY BALES, SECOND BY McCLELLAN, to ADOPT Ordinance No. 5032.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

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 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

15.2 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

CLOSED SESSIONS (Continued)

MOTION BY AMBROSE, SECOND BY McCLELLAN, to ADJOURN to Closed Session at 3:51p.m.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (KENDRICK – Absent).

16. RECONVENE TO OPEN SESSION AT 4:39 P.M.

City Attorney Foley reported the following actions:

- 15.1** No action was taken – performance evaluation only.
- 15.2** **City Council** gave direction to its labor negotiators.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 27th day of October 2015, at 4:40 p.m. to Tuesday, November 10, 2015, at 3:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary