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City of El Cajon

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



Agendas

June 14, 2016

1:30 p.m. Joint Special Meeting

3:00 p.m. Joint Regular Meeting

Bill Wells

Mayor

Tony Ambrose

Mayor Pro Tem

Star Bales

Councilmember

Gary Kendrick

Councilmember

Bob McClellan

Councilmember

Douglas Williford

City Manager

Morgan Foley

City Attorney

Majed Al-Ghafry

Assistant City Manager

Belinda Hawley

City Clerk



City of El Cajon

JOINT SPECIAL MEETING

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

June 14, 2016 at 1:30 p.m.

Council Chambers
200 Civic Center Way
El Cajon, CA 92020

Agenda

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

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

1.1 FISCAL YEAR 2016-2017 PRELIMINARY ANNUAL BUDGET
(Verbal Report)

ADJOURNMENT: The Joint Special Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 14th day of June 2016 is adjourned.



AGENDA



June 14, 2016
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 May 24, 2016, Meeting and the Agenda of the June 14, 2016, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:** None
- **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 May 24, 2016 Meeting 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 RESOLUTIONS: NOVEMBER 8, 2016, GENERAL MUNICIPAL ELECTION (Report: Belinda Hawley, City Clerk)**

RECOMMENDATION: That the City Council adopts the next **RESOLUTIONS** in order in connection with the November 8, 2016, General Municipal Election:

- A Resolution Calling and Giving Notice of the November 8, 2016, General Municipal Election for three Members of the City Council of the City of El Cajon, for full four-year terms to expire December 2020;
- A Resolution Requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide Presidential Election on November 8, 2016;
- A Resolution Adopting Regulations for Candidates calling for prepayment for a 200-word Candidate's Statement; and
- A Resolution Adopting Regulations to Resolve a Tie Vote for the City Council Election by Lot.

CONSENT ITEMS: (Continued)

***1.5 APPOINTMENT RENEWAL TO THE OVERSIGHT BOARD
(Report: Majed Al-Ghafry, Assistant City Manager)**

RECOMMENDATION: That the Mayor:

- Re-appoints Dennis Davies to continue serving as a member of the Oversight Board of the Successor Agency to the El Cajon Redevelopment Agency, representing the City of El Cajon; and
- Re-appoints Anthony Shute to continue serving as a member of the Oversight Board of the Successor Agency to the El Cajon Redevelopment Agency, representing the employees from the recognized employee organization with the largest number of former redevelopment agency employees.

***1.6 RESOLUTION: AWARD OF BID NO. 034-16, DESKTOP COMPUTER EQUIPMENT (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council:

- Finds the first, fifteenth, and twenty-fourth low bidders non-responsive for the reasons set forth in the agenda report; and
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, Apex Computer Systems, Inc., in the amount of \$34,568.90.

***1.7 REVISION TO CITY COUNCIL POLICY A-29, COMPENSATION PLAN FOR EXECUTIVE AND UNREPRESENTED EMPLOYEES AND THE CITY ATTORNEY (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council approves the changes to City Council Policy A-29 described in, and attached to, the Agenda Report,

(Remainder of this page intentionally left blank)

CONSENT ITEMS: (Continued)

- *1.8 RESOLUTIONS: APPROVAL OF FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND BRIXTON CAPITAL AND EXCEL HOTEL GROUP, INC.**
(Report: Douglas Williford, 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:

- Acting as the Successor Agency, adopts the next RESOLUTION in order approving the proposed First Amendment to the Exclusive Negotiation Agreement (“Successor Agency ENA”) between the City of El Cajon, as Successor Agency to the former El Cajon Redevelopment Agency and Brixton Capital and Excel Hotel Group, Inc., for the sale and development of Successor Agency-owned property, 100 Fletcher Parkway, APN# 483-071-52-00, with such changes as may be approved by the Executive Director;
- Authorizes 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”);
- Directs the Secretary to the Oversight Board to forward a copy of the extension for the Successor Agency ENA to the San Diego County Auditor-Controller, the County Administrative Officer, the California State Controller’s Office, and the DOF;
- Acting as the City Council, adopts the next RESOLUTION in order approving the proposed First Amendment to the Exclusive Negotiation Agreement (“City ENA”) with Brixton Capital and Excel Hotel Group, Inc., for the sale and development of 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, authorizes the City Manager to sign the City ENA on the City’s behalf, with such changes as may be approved by the City Manager.

- *1.9 ACCEPTANCE OF INSTALLATION OF STREET LIGHTS (LED RETROFIT PROGRAM), PW3541, BID NO. 016-16.**
(Report: Dennis Davies, Deputy Director of Public Works)

RECOMMENDATION: That the City Council accepts the Installation of Street Lights (LED Retrofit Program), PW3541, Bid No. 016-16, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

CONSENT ITEMS: (Continued)

***1.10 PURCHASE OF SCOTT SELF-CONTAINED BREATHING APPARATUS (Report: Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council authorizes the Purchasing Agent to execute a purchase agreement with Municipal Emergency Services, Inc. for the purchase of nine (9) Scott Self-Contained Breathing Apparatus, in the total amount of \$59,736.86.

***1.11 NEW AND REVISED CLASSIFICATION SPECIFICATIONS: 1. Director of Administrative Services (New) 2. Deputy Director of Administrative Services (New) 3. Principal Human Resources Analyst (New) 4. Network Administrator (Revised) (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council approves the classification specifications for the Director of Administrative Services, Deputy Director of Administrative Services, Principal Human Resources Analyst, and the revisions to the current Network Administrator classification specifications.

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 RESOLUTIONS: FISCAL YEAR 2016-17 ANNUAL CITY, HOUSING AUTHORITY AND SUCCESSOR AGENCY BUDGETS
(Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council, Housing Authority, and the City of El Cajon as Successor Agency to the former Redevelopment Agency hold a joint public hearing to consider the Fiscal Year 2016-17 Proposed Budgets. After closing the public hearing:

1. Acting as the City Council, adopt the next RESOLUTIONS in order titled:
 - *Resolution of the City of El Cajon Adopting the Fiscal Year 2016-17 Annual Budget*
 - *Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2016-17*
2. Acting as the Housing Authority Board of Directors, adopt the next RESOLUTION in order titled:
 - *Resolution of the El Cajon Housing Authority Adopting the Fiscal Year 2016-17 Budget*
3. Acting as the Successor Agency to the former Redevelopment Agency Board of Directors, adopt the next RESOLUTION in order titled:
 - *Resolution of the City Council of the City of El Cajon as the Successor Agency to the former El Cajon Redevelopment Agency Adopting the Fiscal Year 2016-17 Budget.*

***3.2 RESOLUTION: ADOPTION OF NEW FEES; MODIFICATION AND ELIMINATION OF EXISTING FEES; AMENDMENT OF SCHEDULE OF MISCELLANEOUS FEES; REVISION OF CITY COUNCIL POLICY E-2; AND REVISION OF CITY COUNCIL POLICY E-7
(Report: Morgan Foley, City Attorney)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION, in order, to modify certain existing fees, add or delete certain fees, amend the City's Schedule of Miscellaneous Fees; and
- Approves revisions of City Council Policies E-2 and E-7 in order to make minor editorial changes to the policies.

4. ADMINISTRATIVE REPORTS:

- *4.1 EL CAJON HOMELESS OUTREACH TEAM
(Report: Jeff Davis, Chief of Police)**

RECOMMENDATION: This Administrative Report is for Council information.

- *4.2 SUBSTANDARD CONDITIONS AT 581 S. MARSHALL AVENUE
(Report: Dan Pavao, Building Official/Fire Marshal)**

RECOMMENDATION: That the City Council makes a determination regarding civil penalties held in abeyance in this case.

5. COMMISSION REPORTS:

- *5.1 VETERAN OF THE YEAR AWARD
(Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council approve the establishment of an El Cajon Veteran of the Year Award.

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**

- *6.3 REQUEST FOR SUPPORT FOR SKYLINE RETIREMENT CENTER**

RECOMMENDATION: That the City Council transmit a letter of support for the proposed Skyline Retirement Center.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8.

MAYOR PRO TEM 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.

COUNCILMEMBER 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 – None

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 14th day of June 2016 is adjourned to Tuesday, June 14, 2016, at
7:00 p.m.

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

Tuesday, June 14, 2016
7:00 p.m.

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

A G E N D A

- **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 HEARINGS:

- *100 RECERTIFICATION OF THE EL CAJON DOWNTOWN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receive testimony both for and against the recertification of the special assessment Property and Business Improvement District (the "PBID"), including acceptance of hand-delivered ballots;
- Closes the Public Hearing, and instructs staff to begin ballot tabulation and report the results at the conclusion of such tabulation; and
- If the majority of ballots that are weighted according to the proportional financial obligation of the affected properties are in favor of PBID recertification, moves to ADOPT the next RESOLUTION in order establishing a PBID pursuant to Streets and Highways Code Section 36626.

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 14th day of June 2016, is adjourned to Tuesday, June 28, 2016, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting For June 14, 2016



June 14 – Flag Day & Flag Pole Dedication – 2:30 p.m. at Civic Center Plaza, 200 Civic Center Way. Join the City Council and the Veterans Commission as they dedicate the City's new 50-foot flag pole.

June 15 - Cajon Classic Cruise Car Show: "Bike Nite!" See the best bikes in the county - including classic bikes, great food and entertainment. Featured this week is the band "Ideas" and Magic by Alfonso. This weekly event, hosted by the Downtown Business Partners, continues every Wednesday night through October 26, from 5:00 p.m. to 8:00 p.m. on East Main Street, between Magnolia Avenue and Claydelle Avenue. For more information, please call (619) 334-3000 or visit www.downtownelcajon.com.

June 16 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, vendors, music and more! Please visit www.elcajonfarmersmarket.org for more information.

June 17 - Dinner & a Concert at the Prescott Promenade with the "80z All Stars" playing 80's rock music! Enjoy great music and dancing on Friday nights from 6:00 p.m. to 8:00 p.m., May 6 through October 7. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete line-up of concerts, please visit www.downtownelcajon.com.

June 17 and July 1 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar display of the hours for City offices during 2016.

June 19 – Happy Father's Day!

June 23 - Ronald McDonald House Charities Annual Red Shoe Day from 6:30 a.m. to 9:30 a.m. Watch for volunteers standing on street corners throughout San Diego County, including El Cajon, holding a large red shoe and collecting donations for Ronald McDonald House. Proceeds go to help support the Ronald McDonald House Charities of San Diego. For more information, please go to www.redshoedaysd.com.

June 28 and July 12 - 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.

July 4 - Annual 4th of July Picnic & Fireworks at Kennedy Park. This fun annual event starts at 1:00 p.m. with food vendors, kid's activities, live music from 3:00 p.m. to 9:00 p.m., with fireworks at 9:00 p.m. Kennedy Park is located at 1675 E. Madison Avenue. Arrive early for parking to find the best spot for your picnic and to view the fireworks!

The Summer Recreation Guide is now available! Register soon before classes fill up! The Recreation Guide is available online at www.elcajonrec.org or pick up a copy at any of the El Cajon recreation centers, local libraries and in the lobbies of City Hall and the El Cajon Police Station. For more information, please call (619) 441-1516.