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# City of El Cajon

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



## Agenda

*July 26, 2016*

*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



# AGENDA



July 26, 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 July 12, 2016, Meeting and the Agenda of the July 26, 2016, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - Waste Management Recycling Champions Awards
  - Employee Service Awards
  - RECOGNITION: Crime Free Multi-Housing Program
- **AGENDA CHANGES:**

\*Backup Information Available - Housing Authority and Successor Agency Items are identified.

**CONSENT ITEMS: (1.1 – 1.9)**

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 approves Minutes of the July 12, 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 approves 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 approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

**\*1.4 ACCEPTANCE OF TRUNK SEWER MAIN CLEANING AND INSPECTION, WW3556, BID NO. 013-16  
(Report: Dennis Davies, Deputy Director of Public Works)**

**RECOMMENDATION:** That the City Council accepts the Trunk Sewer Main Cleaning and Inspection, WW3556, Bid No. 013-16 and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

## **CONSENT ITEMS: (Continued)**

- \*1.5            RESOLUTION: APPROVAL OF GROUND LEASE AGREEMENT  
RENEWAL WITH VERIZON WIRELESS  
(Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION: That the City Council:**

- Adopts the next RESOLUTION in order to approve a renewal Ground Lease Agreement (“Ground Lease”) between the City of El Cajon (“City”) and Verizon Wireless (“Verizon”), in a form substantially as presented, with changes approved by the City Manager;
- Authorizes the City Manager or his designee to execute all documents necessary to implement approved terms and conditions, approving alterations, repairs and subleases; and
- Amends the Fiscal Year 2016-17 budget by increasing the estimated revenues in the amount of \$45,167.00 for rent and execution fee, and appropriate \$18,531.36 contribution to the Crisis House.

- \*1.6            PURCHASE OF STORAGE AREA NETWORK (SAN) EQUIPMENT  
(Report: Sara Diaz, Information Technology Manager)**

**RECOMMENDATION: That the City Council** authorizes the City Manager or designee, in accordance with Municipal Code 3.20.010(C)(5), to execute a purchase agreement with VPLS for two (2) Nimble SAN devices, with associated installation and a one-year support agreement in the amount of \$175,431.30.

- \*1.7            REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO  
PARTICIPATE AS A SPONSOR AND PROVIDE IN-KIND SUPPORT  
FOR THE 2016 PARADE  
(Report: Brett Channing, Deputy Director of Administrative Services)**

**RECOMMENDATION: That the City Council** approves the request from the Mother Goose Parade Association to participate as a sponsor and provide in-kind support for the 2016 Mother Goose Parade.

## **CONSENT ITEMS: (Continued)**

- \*1.8 ACCEPTANCE OF EAST COUNTY PERFORMING ARTS CENTER (ECPAC) RE-ROOFING IMPROVEMENTS PROJECT, IFM #3471, BID NO. 033-15 (Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION:** That the City Council accepts the East County Performing Arts Center (ECPAC) Improvements Re-Roofing Project, IFM3471/Bid No. 033-15, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

- \*1.9 FUNDING REQUEST FOR EL CAJON FIRE HISTORY MUSEUM (Report: Brett Channing, Deputy Director of Administrative Services)**

**RECOMMENDATION:** That the City Council designates \$5,000 from the City Council Contingency Budget for a contribution to the El Cajon Fire History Museum.

## **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.

## **PUBLIC COMMENT ON DISTRICT ELECTIONS**

### **2. WRITTEN COMMUNICATIONS: None**

### **3. PUBLIC HEARINGS:**

- \*3.1 RESOLUTION: HOME FUNDING AGREEMENT WITH SAN DIEGO HABITAT FOR HUMANITY - Amendment to the FY 2016-2017 One Year Action Plan (Report: Anthony Shute, Deputy Director of Community Development)**

**RECOMMENDATION: That the City Council:**

- Opens the public hearing and accepts public testimony;
- Closes the public hearing;
- Adopts the next resolution in order APPROVING the proposed amendment to the FY 2016-2017 One Year Action Plan in order to:
  - a) Allocate and appropriate available HOME/CHDO Funds to San Diego Habitat for Humanity in the amount of \$1.0 million for property acquisition and development of homeownership housing at 585 Ballantyne Street.
  - b) Allocate \$15,000 of available HOME funds to the 585 Ballantyne Street project for legal and other professional services as needed for the project.
  - c) Authorize the City Manager or designee to execute a HOME Funding Agreement (Agreement), including any supplemental documents or amendments, with San Diego Habitat for Humanity, substantially in the form as presented at this meeting, consistent with terms and conditions as set forth in this report, conditional upon all environmental clearances and any other City development requirements.
  - d) Pending Council action, authorize the City Manager, or designee, to make the necessary changes to the One Year Action Plan, and submit all required documentation to the U.S. Department of Housing and Urban Development.

### **4. ADMINISTRATIVE REPORTS:**

- \*4.1 STATUS REPORT ON DISTRICT ELECTION PROCESS  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION: No Action Required.**

- \*4.2 EL CAJON ANIMAL CARE FACILITY PROGRESS REPORT  
(Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION: Informational Report Only.**

## **ADMINISTRATIVE REPORTS: (Continued)**

- \*4.3 PROPOSED ADJUSTMENT TO THE CITY'S FIRST TIME HOMEBUYER PROGRAM CRITERIA FOR POTENTIALLY QUALIFIED BUYERS OF THE FOUNDATION LANE PHASE II PROJECT  
(Report: Majed Al-Ghafry, Assistant City Manager)**

### **RECOMMENDATION: That the City Council:**

- Approves an adjustment to the First-Time Homebuyer Program Guidelines aligning the maximum allowable loan amounts with the maximum amounts allowed by Housing and Urban Development (HUD), for potentially qualified homebuyers of the Foundation Lane Phase II project; and
- Authorizes the City Manager or designee to execute all loan documents necessary to loan funds, implement approved terms and conditions, and institute ongoing program changes to comply with state and federal regulations and changing market conditions as may be necessary and appropriate.

## **5. COMMISSION REPORTS: None**

## **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**

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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**

### **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 – No Report**

### **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 Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 26th day of July 2016, is adjourned to Tuesday, July 26, 2016, at 7:00 p.m.

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

Tuesday, July 26, 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 RESOLUTIONS: SKYRIDGE – ZONE RECLASSIFICATION NO. 2319, PLANNED UNIT DEVELOPMENT NO. 345, AND TENTATIVE SUBDIVISION MAP NO. 666 (Report: Anthony Shute, Deputy Director of Community Development)**

### **RECOMMENDATION: That the City Council**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order approving the CEQA exemption;
- Moves to INTRODUCE the next ORDINANCE in order approving Zone Reclassification No. 2319;
- Moves to ADOPT the next RESOLUTION in order approving Planned Unit Development No. 345; and
- Moves to ADOPT the next RESOLUTION in order approving Tentative Subdivision Map No. 666.

### **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 26th day of July 2016, is adjourned to Tuesday, August 9, 2016, at 3:00 p.m.



## Upcoming Events in El Cajon City Council Meeting for July 26, 2016



**July 27 - Cajon Classic Cruise Car Show: "Custom Creations!"** See classic vehicles and more in the 200-hundred block of East Main Street! Like always, there will be great food, entertainment, and vendors. This weekly car show event is hosted by the Downtown Business Partners and continues every Wednesday night through October 26, from 5:00 p.m. to 8:00 p.m. For more information, please call (619) 334-3000 or visit [www.downtownelcajon.com](http://www.downtownelcajon.com) or [www.cajonclassiccruise.org](http://www.cajonclassiccruise.org).

**July 28 - 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](http://www.elcajonfarmersmarket.org) for more information.

**July 29 - Dinner & a Concert at the Prescott Promenade with the "Dawson Gang" performing country rock music!** Enjoy great music and dancing Friday nights from 6:00 p.m. to 8:00 p.m. The Promenade is located at 201 E. Main Street in Downtown El Cajon. Have dinner downtown or bring your own picnic. For a complete line-up of concerts, please visit [www.downtownelcajon.com](http://www.downtownelcajon.com).

**July 29 and August 12 - Alternate Friday closures for El Cajon City offices.** Go to [www.cityofelcajon.us](http://www.cityofelcajon.us) for a full calendar display of the hours for City offices during 2016.

**August 5 - Summer Movies in The Park!** The El Cajon Recreation Department will be showing a free summer movie "Inside Out" at Renette Park beginning at dusk with fun activities beginning at 6:00 p.m. Renette Park is located at 935 Emerald Avenue, in El Cajon. For information, please call (619) 441-1678.

**August 9 and September 13 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed.** 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](http://www.cityofelcajon.us). **Note:** Due to the summer schedule, there will be no City Council meeting on August 23.

**August 13 – The 39<sup>th</sup> Annual Haute with Heart Fashion Show & Luncheon,** benefiting St. Madeleine Sophie's Center. The theme is "Empowerment Is Golden!" This event is from 10:00 a.m. to 2:00 p.m. at the Hilton San Diego Bayfront, 1 Park Blvd in San Diego. For more information and tickets, visit [www.HauteWithHeart.org](http://www.HauteWithHeart.org) or call (619) 442-5129, ext. 115.

### Recreation:

**The Summer Recreation Guide is now available!** Register soon before classes and summer camps fill up! The Recreation Guide is available online at [www.elcajonrec.org](http://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.