

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JULY 12, 2016

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, July 12, 2016, 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:	Bales, Kendrick and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Ambrose
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 June 28, 2016, meeting and the Agenda of the July 12, 2016, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **East County Economic Development Council 2015-2016 Update**
- **PROCLAMATION: July is Parks and Recreation Month**

AGENDA CHANGES: None

Council was advised that staff has provided the draft Resolution for Item 4.2.

CONSENT ITEMS: (1.1 – 1.9)

MOTION BY MCCLELLAN, SECOND BY AMBROSE, to APPROVE Consent Items 1.1 through 1.9, after discussion on Item 1.4, which was pulled by the public.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approved Minutes of the June 28, 2016 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approved 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

Approved the reading by title and waive the reading in full of all Ordinances on the Agenda.

CONSENT ITEMS: (Continued)

Pulled for Discussion by the Public:

1.4 RESOLUTIONS: AWARD OF BID NO. 001-17, RONALD REAGAN COMMUNITY CENTER RENOVATION RE-BID (Report: Majed Al-Ghafry, Assistant City Manager and Nahid Razi, Purchasing Agent)

RECOMMENDATION: That the City Council:

- Acting in its capacity as the Successor Agency to the former El Cajon Redevelopment Agency, adopted RESOLUTION NO. SA 003-16 to appropriate \$200,000.00 from the Successor Agency Fund – 2007 Redevelopment Bonds (0597900);
- Authorized a transfer of \$200,000.00 from the 0597900 fund to the Parks and Recreation Projects Fund (505000);

AND

- Found the first and third low bidders non-responsive, each for the reasons set forth in the agenda report;
- Found the protest submitted by Grahovac Construction Co., Inc. to be timely, but without merit;
- Found the protest submitted by Cyber Professional Solutions Corp. to be timely and with merit; and
- Adopted RESOLUTION NO. 059-16 awarding the bid to the lowest responsive, responsible bidder, Cyber Professional Solutions Corp., in the amount of \$1,349,800.00 for the base bid and additive alternates.

DISCUSSION

Stephanie Harper asked if all citizens would be able to use the facility and mentioned that the new Marriott Hotel will have a similar facility. She suggested the City use the money for repairs to ECPAC (East County Performing Arts Center), table the Item and un-bundle the project.

Mayor Wells indicated that money for both projects has been allocated.

No one else came forward to speak.

(Approved per the above-stated Motion)

CONSENT ITEMS: (Continued)

1.5 BOARD OF SUPERVISORS APPOINTMENT TO GILLESPIE FIELD DEVELOPMENT COUNCIL (Report: Belinda Hawley, City Clerk)

Ratified the San Diego County Board of Supervisors re-appointment of Barry Bardack to the Gillespie Field Development Council for a term to expire June 25, 2020.

1.6 RESOLUTION: AWARD OF BID NO. 003-17, ROAD MAINTENANCE MATERIALS (Report: Nahid Razi, Purchasing Agent)

Adopted RESOLUTION NO. 060-16 awarding the bid to the lowest responsive, responsible bidders, Vulcan Materials Company in the estimated amount of \$62,468.63, and Logans Marketing, Inc. in the estimated amount of \$30,346.91 for the first year, with the option to renew for two additional one-year periods.

1.7 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 628, 1123 EAST WASHINGTON AVENUE, ENGINEERING JOB NO. 3069 (Report: Yazmin Arellano, City Engineer)

Granted a one-year time extension of Tentative Subdivision Map (TSM) 628, 1123 East Washington Avenue, Engineering Job No. 3069, and set the new expiration date to be June 6, 2017, in accordance with Municipal Code Section 16.12.110.

1.8 RESOLUTION: SUBDIVISION AGREEMENT (PUBLIC IMPROVEMENTS) AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 500, VALLEY MEADOWS, ENGINEERING JOB NO. 2816; CONVEYANCE OF A PORTION OF PROPERTY (Report: Yazmin Arellano, City Engineer)

- Approved the Subdivision Agreement (Public Improvements) and Final Map for Tentative Subdivision Map (TSM) 500, Valley Meadows, Engineering Job No. 2816, on Ballantyne Street between Broadway and Hart Drive;
- Approved the conveyance of a portion of property, Ballantyne Street to East Main Street, LLC for \$92,000.00;
- Adopted RESOLUTION NO. 061-16 to authorize the City Manager to execute the Grant Deed substantially in the form as presented at this meeting, and to direct the City Clerk to record the Grant Deed on behalf of the City; and
- Authorized the Mayor to execute the Subdivision Agreement.

1.9 APPROVAL OF SALARY CHANGE FOR PUBLIC WORKS OPERATIONS MANAGERS (Report: Douglas Williford, City Manager)

Approved the proposed salary change.

PUBLIC COMMENT:

Kenneth Kestner asked if there is a form to fill out in order for **Council** to vote on a court case. He stated that officers had followed him too closely when he walked to the parking lot and that he received a PERT reference card from Officer Sue Stoller.

Margaret Carlson expressed thanks for Concerts on the Green and stated the downtown area looks good. She discussed problems near her duplex on Wisconsin, including the homeless and drugs. She also discussed concerns of trash (bottles, cans, cigarette butts) being dumped on a bank on Gorsline Drive. She feels the City should have more activities for senior citizens.

Mayor Wells said that someone from the Police Department and Recreation Center would speak with her regarding those issues.

Councilmember Kendrick indicated that some laws tie the hands of the City, and suggested she may want to consider sending a letter to our legislators.

Chris Leeper, Pastor, thanked members of the Police Department for their service, and spoke of the need for prayers for all to deal with the root of the problem.

Stephanie Harper commented on the animal shelter and feels other cities will “come to us”. She wants to see the ECPAC project on the agenda, and suggested that a report on the homeless be provided to citizens every other week.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

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4. ADMINISTRATIVE REPORTS:

4.1 RESOLUTION: APPROVAL OF LEASE AGREEMENT RENEWAL WITH CRISIS HOUSE, INC. (Report: Majed Al-Ghafry, Assistant City Manager)

RECOMMENDATION: That the City Council:

- Adopts the next RESOLUTION in order to approve a new Lease Agreement (“Lease”) between the City of El Cajon (“City”) and Crisis House, Inc. (“Crisis House”), in a form substantially as presented, with changes approved by the City Manager; and
- Authorizes the City Manager or his designee to execute all documents necessary to implement approved terms and conditions, and approve alterations, repairs and subleases.

DISCUSSION

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

Mary Case, representing Crisis House, thanked **Council** for their support. She requested an extension on the revenue tower, and if not approved, they would like notification well in advance. She indicated that HUD funding has changed, and no operational funds are being provided.

Discussion ensued among **Council** and **Staff** concerning the following:

- Staff’s recommendation for a three-year lease;
- Revenue from the cell tower lease (Item on 7/26/16 Agenda);
- Staff’s proposal to provide a 90-day notice in the terms of the lease;
- A suggestion by **Councilmember Bales** to increase the notice from 90 days to 120 days;
- A suggestion by **Mayor Pro Tem Ambrose** for a five-year lease; and
- The continuing problems of homelessness.

No one else came forward to speak.

MOTION BY BALES, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 062-16 approving a five-year lease, including a 120-day negotiation period prior to expiration of the lease, and AUTHORIZING the City Manager or his designee to execute all documents necessary to implement approved terms and conditions, and approve alterations, repairs and subleases.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS (Continued)

4.2 RESOLUTION: PROFESSIONAL SERVICES AGREEMENT FOR DISTRICT ELECTIONS PUBLIC OUTREACH CONSULTANT (Report: Brett Channing, Deputy Director of Administrative Services)

RECOMMENDATION: That the City Council adopts the next Resolution in order, authorizing the City Manager to execute a Professional Services Agreement (PSA) with the public outreach consultant firm recommended by the interview board in the not-to-exceed amount of \$166,340.00.

DISCUSSION

City Manager Williford gave a summary of the Item.

Councilmember Kendrick read a statement summarizing the results from the interviews with the two consulting firms.

Dr. Thabit Khalaf, representing the American Iraqi community, made suggestions to include the Arabic language in the ballot language, appointing commissioners, utilizing a 90-day advertisement for the hearing on district elections, and having an at-large Mayor. He stressed the importance of involving the Iraqi community.

Robert Clark said he is astonished that the City would spend this amount of money. He feels City staff could attend meetings and answer questions, and that with district elections, voters would be stripped of 75% of voting power. He also suggested that maps could be shown, once the boundaries were established, and indicated he would not support district elections.

Mayor Wells stated that further discussions on this topic are forthcoming.

MOTION BY KENDRICK, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 063-16 authorizing the City Manager to execute a Professional Services Agreement (PSA) with the public outreach consultant firm recommended by the interview board in the not-to-exceed amount of \$166,340.00.

MOTION CARRIED 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 ACTION TAKEN

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.

MAYOR PRO TEM 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

Mayor Pro Tem Ambrose verbally reported he had a meeting with **City Manager Williford** on July 8, and attended today's Council meeting.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

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

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

In addition to the stated report, **Councilmember Bales** spoke about the incident in Dallas, where five police officers lost their lives. She thanked the El Cajon Police Officers for their service, and feels they are doing a great job connecting with the public on a personal level. She read a letter from the sister of the late Adel Dankha, former Planning Commissioner.

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: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 12th day of July 2016, at 4:28 p.m. to Tuesday, July 26, 2016, at 3:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary