

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



**MINUTES**

**CITY OF EL CAJON  
EL CAJON, CALIFORNIA**

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October 28, 2014

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 28, 2014, 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. This meeting was adjourned from the Adjourned Regular Joint meeting held at 3:00 p.m. on October 14, 2014.

**ROLL CALL**

Council/Agencymembers present:	Ambrose, Bales and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
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.**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the October 14, 2014, meeting and the Agenda of the October 28, 2014, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **PARKWAY PLAZA**
- **CRIME FREE MULTI-HOUSING PROGRAM**

**Mayor Wells** and **Councilmembers** welcomed students from various schools present at today's meeting.

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.6)**

**MOTION BY BALES, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.6.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approve Minutes of the October 14, 2014, 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 RESOLUTION: AWARD OF BID NO. 017-15, 2015 MOTOR VEHICLES (Report: Purchasing Agent)**

Adopt RESOLUTION No. 116-14 to award the bid to the lowest responsive, responsible bidder, David Wilson's Ford of Orange in the amount of \$373,325.14.

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

### **1.5 RESOLUTION: AGREEMENT WITH FLETCHER HILLS HIGHLANDS ASSOCIATION FOR BEAUTIFICATION OF THE MEDIAN ON VALLEY LAKE DRIVE AT FANITA DRIVE (Report: Deputy Director of Public Works)**

- Adopt RESOLUTION No. 117-14 to approve an Agreement substantially in the form as presented with such changes as may be approved by the City Manager between the City and Fletcher Hills Highlands Association for beautification of the median on Valley Lake Drive at Fanita Drive, and authorize the City Manager or designee to sign the Agreement; and
- Appropriate \$16,772.00 from the General Fund for the City's contribution to the Project.

### **1.6 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR WASHINGTON AVENUE TRAFFIC MONITORING STATION, BID NO. 028-15 PW 3517 (Report: Deputy Director of Public Works)**

Adopt RESOLUTION No. 118-14 to approve plans and specifications and RESOLUTION No. 119-14 to direct a Notice Inviting Sealed Bids for the Washington Avenue Traffic Monitoring Station, to be opened on December 2, 2014.

## **PUBLIC COMMENT:**

**Jessica Mendel**, Representative from Senator Joel Anderson's Office, invited the City Council and the public to a Holiday Open House to be held on December 10, 2014, 6:00 to 8:00 p.m., at Toyota of El Cajon.

**Bonnie Price** expressed concerns about the cost of remodeling ECPAC and the financial standing of the Rock Church.

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

### 3. PUBLIC HEARINGS:

#### 3.1 SUBSTANDARD CONDITIONS AT 585 NORTH MOLLISON AVENUE (Report: Building Official/Fire Marshal)

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

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

##### THEN

- Deem appropriate the Building Official/Fire Marshal's actions in this case;
- Pursuant to a verbal report given by the Building Official/Fire Marshal, begin accrual of civil penalties in the amount of \$100.00 per day for each violation;
- Pursuant to a verbal report given by the Building Official/Fire Marshal, direct staff to file a Notice of Restriction against the property; and
- Direct staff to monitor the condition of the property up to, and including, clean-up and renovation of the motel and liquor store.

### DISCUSSION

**City Manager Williford** presented the Item to the **City Council**.

**Police Chief Redman, Building Official/Fire Marshal Dan Pavao and Planning Manager Anthony Shute** gave a report of the conditions at the Valley Motel.

Property owner **Amir Habib** apologized for the condition of the motel and gave information on the extensive updates being done at the property to bring it into compliance. In the past, he allowed his management team to fully run the motel but now he will personally oversee all the operations of the hotel. He requested additional time to finish all the improvements needed. **Mr. Habib** clarified that the pictures shown by Staff were exclusively of the manager's room.

**Mayor Pro Tem** questioned the owner if he was aware of the problems in the hotel, since he manages the liquor store on-site.

**Councilmember McClellan** suggests joining the Crime Free Multi-Housing Program to avoid these problems and wonders why the liquor store was expanded without permits. **Mr. Habib** replied the store has been the same size since he purchased it twenty-plus years ago.

**Councilmember Bales** recommends that **Mr. Habib** keep better informed on what happens on his property.

### **3. PUBLIC HEARINGS: (Item 3.1 – Continued)**

**Mayor Wells** stated he believes the owner was aware of the situation at the property and he recommends Mr. Habib get the work done in the time allowed.

**Shanda Wilson**, employee of **Mr. Habib**, spoke in support of her employer. She stated that she has in fact attended the Multi Housing Class. **Ms. Wilson** believes the manager of the motel is solely responsible for the current situation of the property.

**Councilmembers Bales, McClellan and Ambrose** all reiterated to **Mr. Habib** and **Ms. Wilson** they expect the motel and liquor store to be in full compliance of the zoning and building laws.

No one else came forward to speak.

**MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY KENDRICK, SECOND BY BALES, to APPROVE Item 3.1 per Staff Recommendation.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

#### **4.1 SAN DIEGO COUNTY NEIGHBORHOOD REINVESTMENT PROGRAM GRANT (Report: City Manager)**

**RECOMMENDATION:** That the **City Council** appropriate an additional \$25,000 (for a total of \$35,000) as a community partner to the Cajon Valley Union School District for the installment of natural turf and irrigation at Anza Elementary School.

### **DISCUSSION**

**City Manager Williford** presented Item to the City Council and stated the City would also make use of the field for recreation purposes.

**Cathy Chadwick**, Director of Earth Discover Institute, shared they have received contributions from a couple grants for the project at Anza Elementary School.

**4. ADMINISTRATIVE REPORTS: (Item 4.1 – Continued)**

No one else came forward to speak.

**Councilmember Ambrose** and **Mayor Wells** spoke in support of the project.

**MOTION BY AMBROSE, SECOND BY KENDRICK, to APPROPRIATE an additional \$25,000 (for a total of \$35,000) as a community partner to the Cajon Valley Union School District for the installment of natural turf and irrigation at Anza Elementary School.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. COMMISSION REPORTS**

**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**

**REPORT AS STATED.**

**6.2 LEGISLATIVE REPORT**

**ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

**MAYOR PRO TEM GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA; SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate.

**7.1 Council Activities Report/Comments**

In addition to the submitted report, **Mayor Pro Tem Kendrick** stated he attended HauntFest and was a judge in the costume contest.

## ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

8.

### COUNCILMEMBER TONY AMBROSE

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

In addition to the submitted report, **Councilmember Ambrose** stated he attended a meeting of the East County Chamber Governmental Affairs group.

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

In addition to the submitted report, **Councilmember McClellan** stated he attended the Recreation Council Dinner.

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 submitted report, **Councilmember Bales** stated she attended the Recreation Council Dinner.

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 SESSION - None**

**Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 28<sup>th</sup> day of October 2014, at 4:23 p.m. to Tuesday, November 18, 2014.**

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