

# 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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**April 25, 2017**

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, April 25, 2017, 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:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
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 Mitchell, Assistant City Manager

**Councilmember Kalasho, invited Ronnie Murphy, member of El Cajon Legion Post 303, to lead the PLEDGE OF ALLEGIANCE TO FLAG and a 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 April 11, 2017, meeting and the Agenda of the April 25, 2017, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **RECOGNITION: Police Officer Louie Michael**
- **PROCLAMATION: Fair Housing Month**
- **PROCLAMATION: Administrative Professionals Day**
- **America on Main Street Overview**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY McCLELLAN SECOND BY KENDRICK, to APPROVE Consent Items 1.1 to 1.10.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

Approve Minutes of the April 11, 2017 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 ACCEPTANCE OF INSTALLATION OF STREET LIGHTS (LED RETROFIT PROGRAM 2017) PROJECT, PW3577, RFQ No. 400220 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

That the City Council accepts the Installation of Street Lights (LED Retrofit Program) Project, PW3577, RFQ Number 400220, 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 COMMUNITY EVENT IN THE RIGHT-OF-WAY – AMERICA ON MAIN STREET (Report: Sara Ramirez, Director of Recreation)**

Approve the use of the public right-of-way for America on Main Street.

**1.6 PROGRESS REPORT – DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)**

- Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010 (C).

**1.7 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR ADA PEDESTRIAN CURB RAMPS AND SIDEWALKS 2018, JOB NO. PW3575, BID NO. 005-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopt RESOLUTION NO. 027-17 to Approve Plans and Specifications for ADA Pedestrian Curb Ramps and Sidewalks 2018, PW3575, Bid No. 005-18; and RESOLUTION NO. 028-17 to direct a Notice Inviting Sealed Bids to be opened.

**1.8 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR PAVEMENT PRESERVATION 2017, JOB NO. PW3578, BID NO. 003-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

Adopt RESOLUTION NO. 029-17 to Approve Plans and Specifications for Pavement Preservation 2017, PW3578, Bid No. 003-18; and RESOLUTION NO. 030-17 to direct a Notice Inviting Sealed Bids to be opened on May 25, 2017.

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## CONSENT ITEMS: (Continued)

### 1.9 RESOLUTIONS: ESTABLISH A NEW CAPITAL IMPROVEMENT PROJECT, FISCAL YEAR 2016-2017, APPROVAL OF PLANS AND SPECIFICATIONS FOR WELLS PARK FENCING, PK3603 BID NO. 004-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

- Establishes a new Capital Improvement Project titled Wells Park Fencing Project No. PK3603;
- Authorizes the transfer of \$100,000.00 in funds from the Van Zanten Park Lighting Improvement Project No. PK3584 to the Wells Park Fencing Project No. PK3603 and establishes a new Project Budget of \$100,000.00 for the Wells park Fencing Project No. PK3603;
- Adopt RESOLUTION NO. 031-17 to approve Plans and Specifications for the Wells Park Fencing Project, and RESOLUTION NO. 032-17 to direct a Notice Inviting Sealed Bids to be opened on May 30, 2017.

### 1.10 EL CAJON ANIMAL SHELTER PROFESSIONAL SERVICES CONTRACT FOR ENVIRONMENTAL MONITORING AND REPORTING SERVICES, HELIX ENVIRONMENTAL PLANNING INC. (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)

Authorizes the City Manager to negotiate and execute a Professional Services Agreement (PSA) with Helix Environmental Planning Inc. (Helix-EPI) for environmental monitoring of construction activities for the new El Cajon Animal Shelter (ECAS).

## PUBLIC COMMENT:

**George Glover** spoke about multiple accidents at the Chase and Avocado intersection, and provided a handout to the **Council** with possible solutions. **Mayor Wells** instructed Staff to give the information provided to the Traffic Department.

**Andre Zeehandelaar** spoke about the ongoing problems with illegal cannabis dispensaries in the city. He cited the smoke from the shops is affecting nearby businesses. Mr. Zeehandelaar suggested solutions to stop the illegal stores, and thanked **Councilmember Goble** for his help with this issue.

## **PUBLIC COMMENT: (Contiued)**

**Mayor Pro Tem McClellan**, asked **City Attorney Foley** about what other cities are doing to prevent or stop illegal dispensaries. **City Attorney Foley** stated that the City of El Cajon is pursuing the option to make this type of activity a criminal offense, as is being done by the City of San Diego. He added that the City is considering changes to the Zoning Code to resolve this problem.

**City Manager Williford** stated that the City is aware of all the illegal dispensaries. The majority have been closed, and we continue to work on closing the rest.

**Mr. Zeehandelaar** added that local businesses are willing to help in bringing a solution to the problem at hand.

**Councilmember Goble**, thanked **Mr. Zeehandelaar**, who provided photographs about the magnetic locks being used by illegal dispensaries which create a public safety issue.

**Councilmember Kendrick** shared his own experience dealing with the illegal dispensaries.

**Sunshine Horton** shared that the El Cajon Car show is a success and is being talked about all over San Diego County.

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

## **3. PUBLIC HEARINGS:**

### **3.1 RESOLUTION: FY 2017-2018 ONE YEAR ACTION PLAN (CDBG and HOME) (Report: Anthony Shute, Deputy Director of Community Development)**

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

- Opens the Public Hearing and accepts public testimony for the One Year Action Plan;
- Closes the Public Hearing;
- Finalizes the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and
- Adopts the next RESOLUTION in order approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

**PUBLIC HEARINGS: (Item 3.1 - Continued)**

**DISCUSSION**

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

**Mayor Wells** opened the public hearing.

No one came forward to speak.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KALASHO, to FINALIZE the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and Adopt RESOLUTION NO. 033-17 approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**3.2 RESOLUTIONS: DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN SAN DIEGO HABITAT FOR HUMANITY, INC. AND THE EL CAJON HOUSING AUTHORITY  
(Report: Anthony Shute, Deputy Director of Community Development)**

**RECOMMENDATION: That the City Council, on behalf of the City and in its capacity as the El Cajon Housing Authority:**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Acting as the City Council, adopts the next RESOLUTION in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00;
- Acting as the El Cajon Housing Authority, adopts the next RESOLUTION in order approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director;

## **PUBLIC HEARINGS: (Item 3.2 - Continued)**

- Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and
- Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.

### **DISCUSSION**

**City Manager Williford** gave a brief summary, and introduced, **Deputy Director of Community Development, Anthony Shute** to give details of the Item.

**Mayor Wells** opened the public hearing.

**Lori Holt Pfeiler** spoke in support of the project.

Discussion ensued among **Council** and **Ms. Holt Pfeiler** concerning the following:

- Time frame for the third home expected to be built;
- Properties will be sold, rather than rentals;
- Preference will be given to Veterans.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KALASHO, to Acting as the City Council, ADOPT RESOLUTION NO. 034-17 in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00; Acting as the El Cajon Housing Authority, ADOPT RESOLUTION NO. ECHA-23 approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director; Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4. ADMINISTRATIVE REPORTS:**

**4.1 RESOLUTION: DONATION TO THE SALVATION ARMY FOR EL CAJON SENIOR CITIZENS (Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **City Council** adopts the next RESOLUTION in order authorizing the allocation of a \$5,000.00 donation to the Salvation Army.

**DISCUSSION**

**City Manager Williford** gave a summary of the Item.

**Humbert Cabrera** thanked the **City Council** for their continued support of the Salvation Army, CASA and El Cajon Collaborative.

**Stephanie Harper** spoke against the idea of donating money to Salvation Army.

**Councilmember Kendrick** stated the Salvation Army is a great organization and feels it is good to support them to help the local citizens.

In answer to a question by **Councilmember Kalasho**, **Captain Sean Kelsey**, representing the Salvation Army, stated that the proposed donation can be set aside to be used exclusively for senior citizens. In addition, **Captain Kelsey** stated that a year-end report could be provided to show the distribution of the funds.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY KENDRICK, SECOND BY GOBLE, to ADOPT RESOLUTION NO. 035-17 authorizing the allocation of a \$5,000.00 donation to the Salvation Army.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4.2 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF CASA EL CAJON (Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **City Council** adopts the next RESOLUTION in order affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.



**ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)**

**DISCUSSION**

**City Manager Williford** gave a summary of the Item.

**Councilmember Kendrick** called upon **Dana Stevens**, who shared information about CASA's role in the City of El Cajon. Members of the CASA group were in the audience, and received recognition from the **Council**.

**Councilmembers** spoke in support of the valuable work by CASA in the community.

**Councilmember Kendrick** spoke of the support by CASA for the Deemed Approved Ordinance.

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 036-17 affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4.3 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF THE EL CAJON COLLABORATIVE (ECC)  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the **City Council** adopts the next RESOLUTION in order affirming the value, contribution, and importance of El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.

**DISCUSSION**

**City Manager Williford** gave a summary of the Item.

**Councilmember Kendrick** spoke in support of the proposed RESOLUTION.

**Carol Lewis**, Coordinator for the El Cajon Collaborative, spoke of the work done in El Cajon by the ECC. Members of El Cajon Collaborative were in the audience and received recognition from the **Council**.

**MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 037-17 in order affirming the value, contribution, and importance of El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

**COUNCIL** presented Certificates of Appreciation to CASA and El Cajon Collaborative representatives and volunteers.

*Recess called at 4:25p.m.  
Meeting called back to order at 4:31pm*

### **4.4 RESOLUTION: 225 S. IVORY AVENUE – LINA DEWEY (Report: Morgan Foley, City Attorney)**

**RECOMMENDATION:** That the **City Council** adopts the next RESOLUTION, in order, removing the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.

### **DISCUSSION**

**City Attorney Foley** gave detailed information on the Item. He added that **Ms. Dewey** has agreed to allow El Cajon Transitional Living Center (ECTLC) to help clean her property.

In response to questions from **Councilmember Kalasho** on possible repercussions if the property falls into disrepair again, **City Attorney Foley** indicated that a different amount could be added to the promissory note.

**City Manager Williford** responded to additional questions from **Council**, stating that between 5 and 10 complaints were received regarding this property, and some were because the cleanup is occurring in the right-of-way.

**Lina Dewey** thanked **Mayor Wells** and everyone involved in helping her.

**Pastor Harold Brown** shared his experience in helping **Ms. Dewey** and other citizens in the past.

**Councilmember Goble** acknowledged the generosity by the City of waiving the civil fees, and the generous help from ECTLC, but he is concerned about the interest free promissory note. He suggested a small interest on the loan.

Conversation among **Council** continued, to consider waiver of all fees, including the administrative costs.

**ADMINISTRATIVE REPORTS: (Item 4.4 – Continued)**

**MOTION BY KENDRICK, SECOND BY KALASHO, to ADOPT RESOLUTION NO. 038-17 to remove the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.**

**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**

In addition to the submitted report, **Mayor Wells** stated he attended a meeting in Sacramento on April 19, and again on April 24, 2017, to oppose AB 805.

**6.2 LEGISLATIVE REPORT**

**Mayor Wells** gave an update on AB 805 and once again stated his opposition. He added that SB 54 is still in process.

**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 BOB MCCLELLAN**

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

**8.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**9.**

**COUNCILMEMBER BEN KALASHO**

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

**9.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**10.**

**COUNCILMEMBER STEVE GOBLE**

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 - 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 - None**

**15. CLOSED SESSION:**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the Redevelopment Agency adjourns to Closed Session as follows:

**15.1 CONFERENCE WITH LABOR NEGOTIATORS** pursuant to Government Code Section 54957.6.

Agency Designated: Jim Lynch, Director of Administrative Services  
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore  
Brett Channing, Deputy Director of Administrative Services

Employee Organization: El Cajon Professional Firefighters Association - Local 4603 (ECPFF)  
El Cajon Police Officers' Association Management Group

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:52 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 5:01 P.M.**

City Attorney Foley reported the following actions:

15.1 No action taken.

**Adjournment:** Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 25th day of April 2017, at 5:01 p.m. to Tuesday, May 9, 2017, at 3:00 p.m.

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