

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

September 12, 2017

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, September 12, 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:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, 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 August 8, 2017, meeting and the Agenda of the September 12, 2017, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **PROCLAMATION: National Preparedness Month - September 2017**
- **PROCLAMATION: National IT Professionals Day – September 19**

AGENDA CHANGES: City Manager Williford requested Item 15.2 be removed from the agenda.

MOTION BY WELLS, SECOND BY McCLELLAN, to REMOVE Item 15.2 from the Agenda.

MOTION CARRIED BY UNANIMOUS VOTE.

CONSENT ITEMS: (1.1 – 1.20)

MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.20, pulling item 1.11 as requested by Councilmember Goble, and item 1.14, as requested by Councilmember Kalasho.

MOTION CARRIED BY UNANIMOUS VOTE.

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the August 8, 2017 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency by Minute Order No. 2017-26.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department by Minute Order No. 2017-27.

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 by Minute Order No. 2017-28.

CONSENT ITEMS: (Continued)

1.4 RESOLUTION: AWARD OF RFP No. 008-18 AUDIO VISUAL SUPPORT SERVICES (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 075-17 to enter into an agreement for Audio Visual Support Services with Audio Associates of San Diego in the annual not-to-exceed amount of \$168,042.00, for a period of one (1) year with four (4) one-year renewal options.

**1.5 REPLACEMENT APPOINTEE TO OVERSIGHT BOARD
(Report: Anthony Shute, Director of Community Development)**

Appoints **Dan Pavao** to serve as a member of the Oversight Board of the Successor Agency to the El Cajon Redevelopment Agency, replacing **Anthony Shute** as the prior appointee, representing the employees from the recognized employee organization with the largest number of former redevelopment agency employees by Minute Order No. 2017-29.

1.6 REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO PARTICIPATE AS A SPONSOR AND PROVIDE IN-KIND SUPPORT FOR THE 2017 PARADE (Report: Frank Carson, Director of Recreation)

Approves the request from the Mother Goose Parade Association to participate as a sponsor and provide in-kind support for the 2017 Mother Goose Parade by Minute Order No. 2017-30.

**1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY: HAUNTFEST
(Report: Adam Tronerud, Acting Recreation Services Manager)**

Approves the use of the public right-of-way for the 6th Annual Haunt Fest by Minute Order No. 2017-31.

1.8 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP 661; ENGINEERING JOB NO. 3540 (Report: Yazmin Arrellano, City Engineer/Deputy Director of Public Works)

Approves the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 661, City of El Cajon PRD 69, Engineering Job No. 3540 by Minute Order No. 2017-32.

CONSENT ITEMS: (Continued)

**1.9 APRIL – JUNE 2017 QUARTERLY TREASURER’S REPORT
(Report: Clay Schoen, Director of Finance and Treasurer)**

Receives the Treasurer’s Report for the quarter ending June 30, 2017 by Minute Order No. 2017-33.

**1.10 FIRST QUARTER BUDGET AMENDMENTS FOR FISCAL YEAR 2017-2018
(Report: Clay Schoen, Director of Finance)**

Appropriates carry-over funding of \$3,270,288.00 from Fiscal Year 2016-2017 approved Capital Improvement Projects, capital outlay requests, and programs, to be expended in Fiscal Year 2017-2018 (Table 1), by Minute Order No. 2017-34.

1.11 PULLED FOR DISCUSSION

1.12 RESOLUTION: AUTHORIZATION FOR THE EXECUTION OF A PROGRAM SUPPLEMENT AGREEMENT WITH CALTRANS FOR THE WASHINGTON AVENUE COMPLETE STREETS PROJECT (HSIPL 5211 (037) – PW3617) FEDERAL-AID GRANT PROJECT (Report: Yazmin Arrellano, City Engineer/Deputy Director of Public Works)

Adopts RESOLUTION NO. 076-17 to approve a Program Supplement Agreement No. 054-F, HSIPL 5211 (037), for a Federal-Aid grant project for the Washington Avenue Complete Streets Project (PW3617).

1.13 2017-2018 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT (Report: Jeff Davis, Chief of Police)

- Authorizes the City Manager or designee to accept the California Office of Traffic Safety STEP Grant in the total amount of \$200,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriates California Office of Traffic Safety STEP Grant funds in the amount of \$153,012.00 for overtime, \$4,239.00 for training, \$42,749.00 for supplies, services and equipment, for a total of \$200,000.00.

Approved by Minute Order No. 2017-35.

CONSENT ITEMS: (Continued)

1.14 PULLED FOR DISCUSSION

**1.15 RESOLUTION: AWARD OF BID NO. 006-18 – TRAFFIC SAFETY CALMING 2017 – EL CAJON VALLEY HIGH SCHOOL
(Report: Nahid Razi, Purchasing Agent)**

- Finds the fourth low bidder non-responsive for failure to submit a properly executed bid bond; and
- Adopts RESOLUTION NO. 077-17 awarding the bid to the lowest responsive, responsible bidder; T & M Electric, Inc. dba Perry Electric in the amount of \$281,617.50 for the base bid and additive alternates.

1.16 RESOLUTION: AWARD OF BID NO. 010-18 WELLS PARK FENCING RE-BID (Report: Nahid Razi, Purchasing Agent)

Adopts RESOLUTION NO. 078-17 contingent upon the approval of the First Quarter Budget Amendments, awarding the bid to the lowest responsive, responsible bidder, Ardmore Construction, in the amount of \$44,000.00.

1.17 RESOLUTION: REJECTION AND RE-BID OF BID NO. 009-18 – TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES (Report: Nahid Razi, Purchasing Agent)

- Adopts RESOLUTION NO. 079-17 rejecting the sole bid received; and
- Authorizes re-bidding the project with revised specifications.

**1.18 RESOLUTION: AWARD OF BID NO. 007-18 – STONEY'S NEIGHBORHOOD PARK IMPROVEMENTS
(Report: Nahid Razi, Purchasing Agent)**

- Finds the second low bidder non-responsive for the reason set forth in this agenda report; and
- Adopts RESOLUTION NO. 080-17 awarding the bid to the lowest responsive, responsible bidder, Clean Cut Landscape, Inc. in the amount of \$434,867.10.

CONSENT ITEMS: (Continued)

1.19 SAN DIEGO GAS & ELECTRIC (SDG&E) EQUIPMENT DONATION TO FIRE DEPARTMENT (Report: Colin Stowell, Fire Chief)

Accept the donation of a Thermal Imaging Camera from San Diego Gas and Electric Company by Minute Order No. 2017-38.

1.20 UNITED STATES DEPARTMENT OF JUSTICE ASSISTANCE GRANT (JAG) FY2017 APPLICATION (Report: Jeff Davis, Chief of Police)

Accepts the United States DOJ Justice Assistance Grant FY2017 Application as informational only to meet the grant requirement to provide the JAG FY2017 Grant Application to the governing body. If the Police Department receives the award, Council action will be needed to accept and appropriate the grant by Minute Order No. 2017-39.

CONSENT ITEMS PULLED FOR DISCUSSION:

1.11 PROFESSIONAL SERVICES AGREEMENT WITH NV5 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WASTEWATER RATE STUDY (Report: Yazmin Arrellano, Deputy Director of Public Works/City Engineer)

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate and execute a Professional Services Agreement with NV5, for Professional Engineering Services for a Wastewater Rate Study (Study) in the amount of \$99,000.00 for a one (1) year term with renewable options upon agreement of both parties.

DISCUSSION

Councilmember Goble expressed his concern about possibly adding sewer charges on property tax bills, as it would create a financial hardship for some citizens.

City Manager Williford acknowledged the concern by **Councilmember Goble**, and stated that it will be something considered as they review the Wastewater rate study.

CONSENT ITEMS PULLED FOR DISCUSSION: (Item 1.11 – Continued)

MOTION BY WELLS, SECOND BY McCLELLAN, AUTHORIZES the City Manager to negotiate and execute a Professional Services Agreement with NV5, for Professional Engineering Services for a Wastewater Rate Study (Study) in the amount of \$99,000.00 for a one (1) year term with renewable options upon agreement of both parties.

MOTION CARRIED BY UNANIMOUS VOTE.

1.14 CONTRACT AMENDMENT WITH PROJECT PROFESSIONALS CORPORATION FOR CONSTRUCTION OBSERVATION AND CONSTRUCTION INSPECTION SERVICES FOR THE EL CAJON ANIMAL SHELTER PROJECT (Report: Yazmin Arrellano, Deputy Director of Public Works/City Engineer)

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate and execute an amendment to the Agreement for Professional Services with Project Professionals Corporation (PPC), approve PPC's cost proposal, and modify the not-to-exceed amount to \$217,840.00, as needed for the continuation of construction observation and construction inspection services for the El Cajon Animal Shelter Project (Project).

DISCUSSION

In answer to a question by **Councilmember Kalasho, City Manager Williford** stated that the change order was being considered for approval because it was for a consultant who had already been hired by the City. He added that the change order was requested by staff not by the consultant. **City Manager Williford** clarified that the initial amount was for a limited scope of work, and it was anticipated that the amount would change as services were expanded.

Discussion ensued amongst **Councilmembers** and **Staff** regarding:

- Request for an RFP for remainder of job;
- Work would have to stop if an RFP was requested;
- Concern that if work is stopped, and due to current market conditions, cost of material and labor would increase;
- City may be outbid by jobs to rebuild cities recently affected by hurricanes in the country;
- Source of materials used for the Animal Shelter Project.

Approved by Minute Order No. 2017-36.

CONSENT ITEMS PULLED FOR DISCUSSION: (Item 1.14 – Continued)

MOTION BY KALASHO to REJECT the proposed amendment to the Agreement for Professional Services with Project Professionals Corporation, and DIRECT Staff to return with an RFP for the balance of the project. Motion FAILED for lack of a SECOND.

MOTION BY WELLS, SECOND BY McCLELLAN, to AUTHORIZE the City Manager to negotiate and execute an amendment to the Agreement for Professional Services with Project Professionals Corporation (PPC), approve PPC's cost proposal, and modify the not-to-exceed amount to \$217,840.00, as needed for the continuation of construction observation and construction inspection services for the El Cajon Animal Shelter Project (Project).

**MOTION CARRIED BY A 4-1 VOTE
(Kalasho – NO).**

Approved by Minute Order No. 2017-37.

PUBLIC COMMENT:

Richard Graydon urged the City Council to finish the work on the East County Performing Arts Center. He also mentioned the homeless problem in El Cajon.

Mayor Wells stated the City was still in negotiations with Live Nation. He added that the City was actively working on a situation to help the homeless population.

Councilmember Kendrick spoke in support of **Mayor Wells** comments.

Tom Courtney, representing ABC Youth Foundation spoke about the event '1 Million Punches from the Heart'. He introduced **Billy Moore** who was present in the audience.

Rebekah Basson, representing the Homeless Task Force, shared a success story of a woman and her four (4) children, who were reunited with her family in Mississippi.

Bonnie Price expressed concerned about the hepatitis outbreak amongst the homeless population.

Mayor Wells stated that the City, in combination with Diane Jacobs' office was bringing hand-washing stations into major parks of the City.

Stanley Sexton spoke about the positive improvements at Wells Park.

PUBLIC COMMENT: (Continued)

Tim McDougal, representing Rotary Club of El Cajon, announced they were celebrating their 90th anniversary, and to commemorate, they will be donating a four-face clock to the City.

Mayor Wells acknowledged **Lynn McDougal's** presence in the audience.

Mayor Wells acknowledged the students in the audience visiting from Valhalla High School, and **Mayor Pro Tem McClellan** invited them to introduce themselves.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS:

**4.1 STATUS REPORT OF SOLTERRA SENIOR RESIDENCES
(Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council accepts and files the administrative report.

DISCUSSION

City Manager Williford provided a status report on the Item.

Debra Browner thanked the **Council** for their help. She expressed concern about the security of the complex.

Mayor Wells asked that the management group be given a couple months to address issues presented to them, if items were not fixed, he invited the residents to return to Council.

Evelyn Adside provided a letter to **City Manager Williford**, regarding her concerns at Solterra Sr. Apartments. She thanked everyone who has helped, and stated that issues remain and would like management to address. She stated that there were drugs and prostitution incidents happening outside their complex.

City Manager Williford stated he had addressed the issue of security with the management group, and results were expected as soon as possible.

ADMINISTRATIVE REPORTS: (Item 4.1 – Continued)

Councilmember Kalasho suggested inviting the management group to a Council meeting.

City Manager Williford stated they can be invited but replies to the submitted concerns have been received in writing and were included in staff report.

MOTION BY WELLS, SECOND BY KALASHO, to ACCEPT and file the administrative report.

MOTION CARRIED BY UNANIMOUS VOTE.

Received and filed by Minute Order No. 2017-40.

4.2 DONATION OF FOUR-DIAL STREET CLOCK FROM THE ROTARY CLUB OF EL CAJON (Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council agrees to support and accept the donation, in concept, of a Four-Dial Street Clock from the Rotary Club of El Cajon.

DISCUSSION

City Manager Williford provided a summary of the Item.

MOTION BY , McCLELLAN SECOND KALASHO BY , to ACCEPT and the donation, in concept, of a Four-Dial Street Clock from the Rotary Club of El Cajon.

MOTION CARRIED BY UNANIMOUS VOTE.

Approved by Minute Order No. 2017-41.

4.3 GRANT AGREEMENTS WITH CRISIS HOUSE FOR FUNDING A HOUSING NAVIGATOR AND DISTRIBUTION OF HOUSING ASSISTANCE FUNDS (Report: Graham Mitchell, Assistant City Manager)

RECOMMENDATION: That the City Council approves:

1. A grant agreement with Crisis House to fund a housing navigator position; and
2. A grant agreement with Crisis House to distribute housing assistance funds.

ADMINISTRATIVE REPORTS: (Item 4.3 – Continued)

DISCUSSION

Assistant City Manager Mitchell provided a summary of the Item, and announced that Assistant Executive Director for Crisis House, **Jack Micklos** was in the audience to answer any questions from **Council**.

Eric Lund, representing the East County Homeless Task Force, stated that about 65-70 % of homeless were locals, any help by the City would be helping the local people.

Mayor Pro Tem McClellan spoke about an article in a newspaper regarding Veterans' Affairs helping people stay in their homes.

Jack Micklos stated that funding streams have prevention dollars set aside to avoid periods of homelessness.

In answer to a question by **Councilmember Goble**, **Assistant City Manager Mitchell** stated that there was no record of how many people turn down assistance, but it can be added to the data gathered.

In answer to a question by **Councilmember Kalasho**, **Assistant City Manager Mitchell** stated that there were no current housing navigators assigned to El Cajon.

Discussion ensued amongst Councilmembers and Staff regarding:

- Major metrics collection;
- Benefits of what the \$70,000.00 provided by City of El Cajon will bring;
- Education required for the Housing Navigator position.

MOTION BY GOBLE, SECOND BY KENDRICK, to APPROVE a grant agreement with Crisis House to fund a housing navigator position; and a grant agreement with Crisis House to distribute housing assistance funds.

MOTION CARRIED BY UNANIMOUS VOTE.

Approved by Minute Order No. 2017-42.

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 – Continued Opposition to Assembly Bill (AB) 805 (Gonzalez-Fletcher)

RECOMMENDATION: That the City Council continues to oppose Assembly Bill 805 (Gonzalez-Fletcher).

DISCUSSION

Mayor Wells stated that AB 805 (Gonzalez-Fletcher) had been approved by the Assembly and was now pending Governor’s approval, the City will continue to monitor and provide updates.

Mayor Pro Tem McClellan asked what options the City had if the bill continues moving forward, and he suggested not participating in SANDAG as an option.

Received and filed by Minute Order No. 2017-43.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

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ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

8.

MAYOR PRO TEM BOB MCCLELLAN

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

8.1 Council Activities Report/Comments

In addition to the submitted report, **Mayor Pro Tem McClellan**, stated he would like to see a commendation given to Grossmont Health Care District for their support to El Cajon Transitional Living Center. He also mentioned a commendation to Jerry Navarra and **City Manager Williford** stated it was scheduled for the September 26, 2017 meeting.

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

In addition to the submitted report, **Councilmember Kalasho**, stated he had been working with the property owner at a vacant lot at Magnolia Avenue and Madison Avenue, which was being sold to San Ysidro Medical.

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

Councilmember Goble, clarified he did not attend the Madeline Sophie's Ribbon Cutting event, and added that he attended a Law Enforcement Appreciation Dinner event on September 7, 2017.

- 11. **JOINT COUNCILMEMBER REPORTS: None**
- 12. **GENERAL INFORMATION ITEMS FOR DISCUSSION:**
- 13. **ORDINANCES: FIRST READING – None**
- 14. **ORDINANCES: SECOND READING AND ADOPTION - None**
- 15. **CLOSED SESSIONS:**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Sessions as follows:

15.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION –
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: City of El Cajon v. 905 West Main, LLC, et al.

San Diego Superior Court
Case No. 37-2015-00040836-CU-OR-CTL

Removed by City Manager Williford under Agenda Changes:

15.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Section 54956.8 of the Government Code:

Property	Negotiating Parties	Agency Negotiators
APN#488-083-03 115 Rea Avenue	Sennan "Scott" Salmu	City Manager Assistant City Manager City Attorney Cameron Czubernat Kerry A. Schimpf

Under negotiation: For the Successor Agency Board to provide instructions to its negotiators regarding the price and terms for payment for the potential sale of property owned by the Successor Agency.

CLOSED SESSION ITEMS: (Continued)

15.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION –
Pursuant to paragraph (1) of subdivision (d) of Government Code Section
54956.9:

Name of Case: Larry Hauser et al. v. City of El Cajon, et al.

United States District Court
Southern District of California
Case No. 16cv3091-W-MDD

**MOTION BY WELLS, SECOND BY McCLELLAN, to ADJOURN to Closed
Session at 4:35 p.m.**

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 5:00 P.M.

City Attorney Foley reported the following actions:

- 15.1 City Council Approved of Settlement Agreement, pending approval by all sides.**
- 15.2 Removed from Agenda.**
- 15.3 Direction to Legal Counsel was given by City Council.**

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 September 2017, at 5:02 p.m. to Tuesday, September 12, 2017, at 7:00 p.m.

DARYL A. BETANCUR, MPA, MMC
City Clerk/Secretary

GENERAL INFORMATION:

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

A. July 2017 Donations to the El Cajon Animal Shelter

**07/07/17 (Anonymous Donation) (\$728.46)
United Way of San Diego County ID #159327**

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

September 12, 2017

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, September 12, 2017, was called to order by Mayor/Chair

Bill Wells at 7:00 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., Tuesday September 12, 2017, by order of the City Council and Redevelopment Agency.

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:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

PRESENTATIONS:

- **PROCLAMATION: El Cajon Main Street Flag Program 15th Anniversary**

AGENDA CHANGES: None

PUBLIC COMMENT:

PUBLIC HEARINGS:

- *100 RESOLUTIONS: HABITAT FOR HUMANITY ON BALLANTYNE – PROPOSED GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, AND TENTATIVE SUBDIVISION MAP FOR A FIVE-LOT RESIDENTIAL AFFORDABLE HOUSING SUBDIVISION – 585 BALLANTYNE STREET
(Report: Anthony Shute, 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 ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Moves to ADOPT the next RESOLUTION in order APPROVING the General Plan Amendment;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING the Zone Reclassification;
- Moves to ADOPT the next RESOLUTION in order APPROVING the site Development and Tentative Subdivision Map; and

Directs the **City Clerk** to recite the title of the Ordinance

DISCUSSION

Director of Community Development, Anthony Shute, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

PUBLIC HEARINGS: (Item 100 – Continued)

Anne Kilpatrick, representing San Diego Habitat for Humanity, gave information about the project.

Discussion amongst **Council** and **Ms. Kilpatrick**:

- Qualification requirements;
- Reliable income;
- Limited debt;
- Currently in substandard living conditions;
- Price range for homes is between \$250,000.00 to \$350,000.00.

Councilmembers spoke in support of the project.

No further comments were offered.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY McCLELLAN, SECOND BY KALASHO, to ADOPT RESOLUTION NO. 081-17 ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Moves to ADOPT RESOLUTION NO. 082-17 APPROVING the General Plan Amendment; Moves to INTRODUCE the next ORDINANCE in order APPROVING the Zone Reclassification; Moves to ADOPT RESOLUTION NO. 083-17 APPROVING the site Development and Tentative Subdivision Map.

MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Wells Directed the **City Clerk** to recite the title of the Ordinance.

AN ORDINANCE REZONING PROPERTY LOCATED ON
BALLANTYNE STREET BETWEEN INTERSTATE 8 AND EAST
MADISON AVENUE, APNS: 483-351-35 AND -36, FROM THE RS-6
(SINGLE-FAMILY RESIDENTIAL MINIMUM 6,000 SQUARE FEET)
TO RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,000 SQUARE FEET);
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
(MR)

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 12th day of September 2017, at 7:28 p.m. to Tuesday, September 26, 2017, at 3:00 p.m.

DARYL A. BETANCUR, MPA, MMC
City Clerk/Secretary