

# JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**March 26, 2002**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, March 26, 2002 was called to order by Mayor/Chair Mark Lewis at 3:00 p.m., in the Council Chambers, 200 East Main Street, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 7:00 p.m., Tuesday, March 12, 2002, by order of the City Council and Redevelopment Agency.

#### **ROLL CALL**

Council/Agencymembers present:	Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Munzenmaier, Director of Public Works Griffin, Director of Community Development

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis and MOMENT OF SILENCE.**

#### **POSTINGS**

The City Clerk posted Orders of Adjournment of the March 12, 2002 Meeting and the Agenda of the March 26, 2002 Meeting according to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**Safe Driver Awards** presented by **City Manager Garrett**.

**Twenty Year** (\$30 Gift Certificate to Black Angus)

William Brockman, Public Works Supervisor  
Alexander Cuesta, Police Services Officer  
Serge Desrosiers, Senior Engineering Technician  
Charles Merino, Police Officer  
Fenton Sue, Police Officer

**Twenty-Five Year** (\$40 Gift Certificate to Outback Steakhouse)

Richard Day, Police Officer

**“Pride of El Cajon” Outstanding Employee Award**

**City Manager Garrett** recognizes the Employee of the Quarter, **Jerry Peace, Maintenance Supervisor, Parks Department**, and presents him with a Certificate of Appreciation, parking pass and \$100.00 savings bond. **Mr. Peace’s** name will be engraved on the “Pride of El Cajon” plaque and his photograph will be displayed in City Hall.

**California Society of Municipal Financial Officers (CSMFO) Award Presentation**

**Mayor Lewis** states the Finance Department has received several awards and introduces **Director of Finance Shelton**. There were two cities statewide who received all four of these awards. **Director Shelton** recognizes **Leanne Wade** and **Yollie Cerezo** for their contributions to the award for Outstanding Financial Reporting 2000-2001; **Lori Bogan** and **Sandy DeVincentis** for Excellence in Capital Budgeting 2001-2002; **Nancy Palm, Public Works**, for the Excellence in Operational Budgeting 2001-2002; and **Yollie Cerezo** for Excellence in Public Communications Budgeting 2001-2002.

**MINUTES OF MEETINGS:**

**MOTION BY Lewis, SECOND BY Ramos to approve Minutes of the March 12, 2002 Meetings.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**AGENDA CHANGES:**

**City Manager Garrett** advises that the Council has received a revised Item 1.8 - Fanita Drive/Weld Boulevard Reconstruction Award Bid, which includes \$140,000 from the Traffic Congestion Relief Fund for engineering, testing, and construction and contingencies.

**CONSENT ITEMS: (1.1 – 1.11)**

**Councilmember McClellan** requests Item 1.3 be pulled for discussion.

**City Clerk Linn** informs there is a public speaker regarding Item 1.8.

**MOTION BY Lewis, SECOND BY Ramos to approve Items 1.1-1.11, except Item 1.3 as requested by Mayor Pro Tem McClellan and Item 1.8 as requested by the public.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.1 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.2 RETIREMENT/RELINQUISHMENT OF PD NARCOTICS DOG “JUDO”  
(Report: Chief of Police)**

Recommend and release sole ownership of El Cajon Police Narcotics Dog “Judo” to Officer Larson, his experienced handler.

**1.3 Pulled for Discussion**

**1.4 CINGULAR LEASE AGREEMENT (Report: Director of Administrative Services)**

Approve the lease agreement between the City and Cingular Wireless for the placement of a cell site on the roof of Fire Station 6.

**1.5 RESOLUTION NO. 39-02: RENTAL AGREEMENT – HEARTLAND FIRE TRAINING FACILITY (Report: Director of Finance)**

Approve Resolution No. 39-02 approving the supplemental rental agreement between the City of El Cajon and Heartland Fire Training Facility Authority for use of the City’s training facility.

**CONSENT ITEMS (Continued)**

**1.6 ACCEPTANCE OF THE MODIFICATION OF THE TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEM AT NAVAJO ROAD AND MEDFORD STREET (Report: Director of Public Works)**

Accept the modification of Navajo Road and Medford Street traffic signal and safety lighting system, release the bonds in accordance with the terms of the contract, and require the contractor to maintain insurance until all bonds have been released.

**1.7 SURVEYED AMBULANCE DONATION (Report: Fire Chief)**

Approve the donation of an ambulance (surveyed) to the East County Regional Occupational Program for training purposes.

**1.8 Pulled for Discussion**

**1.9 HOLD HARMLESS AGREEMENT FOR THE INSTALLATION OF A TELCO CONDUIT CROSSING THE WASHINGTON CHANNEL AT 722 - 790 WASHINGTON AVENUE (Report: City Engineer)**

Approve the hold harmless agreement for the placement of a conduit within the Washington Channel right-of-way.

**1.10 ACCEPTANCE OF CHATHAM STREET SEWER INTERCEPTOR AND WESTWIND DRIVE SEWER MAIN REPLACEMENT (Report: Director of Public Works)**

Accept the Chatham Street Sewer Interceptor and Westwind Drive Sewer Main Replacement improvements, release the bonds in accordance with the terms of the contract, and require the contractor to maintain insurance until all bonds have been released.

**1.11 HOLD HARMLESS AGREEMENT AND ENCROACHMENT PERMIT FOR 818 MEDFORD STREET (Report: Director of Public Works)**

Consider granting a Hold Harmless Agreement and Encroachment Permit for a retaining wall in the public right of way at 818 Medford Street. If approved, it is recommended that the wall be located a minimum of three feet behind the curb.

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**1.3 RESOLUTION NO. 38-02: AWARD BID FOR RESTROOM PARTITION REPLACEMENT (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt Resolution No. 38-02 and award the bid to Daryl Griffis Acoustics, Inc. in the amount of \$13,593.00.

**DISCUSSION**

In response to **Mayor Pro Tem McClellan, Director of Administrative Services Troisi** informs the restroom partitions are 25 years old and rusting. Dispensers will also be replaced.

**MOTION BY Lewis, SECOND BY McClellan to approve Item 1.3**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**1.8 RESOLUTION NO. 40-02: AWARD BID – FANITA DRIVE/WELD BOULEVARD RECONSTRUCTION (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt Resolution No. 40-02 and award the bid to J. D. Paving Inc., in the amount of \$693,346.98.

**DISCUSSION**

**PUBLIC SPEAKER**

**David Inman, 1412 Barham Drive, San Marcos, CA**, representing J.D. Paving, Inc., speaks in support of the bid.

**MOTION BY Lewis, SECOND BY Santos to approve Item 1.8**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT**

**Catherine Hill, 3629 Pershing Avenue, San Diego, CA 92104, Regional Representative for League of California Cities** introduces herself and provides a brief overview of the new grassroots network.

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA 92019**, reads a poem about compassion and distributes chocolate Easter eggs to Council and staff.

**2. WRITTEN COMMUNICATIONS: None**

### **3. ADMINISTRATIVE REPORTS:**

#### **3.1 POLICE CHIEF'S REPORT**

**Chief of Police Davis** presents a report on activities of the Department.

#### **DISCUSSION**

**Mayor Lewis** requests that letters commending the Police Department included in the report be posted on the "Wall of Fame" at City Hall.

In response to **Mayor Lewis**, **Chief Davis** informs there are 118 felony warrants and 200 misdemeanor warrants. **Councilmember Ramos** points out that the Total Hazardous Citations in February 2002 on Page 3 of the report should be 291.

#### **NO ACTION TAKEN.**

#### **PUBLIC HEARING:**

#### **3.2 2002-03 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and HOME ALLOCATIONS (Report: Director of Community Development)**

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

- Open the Public Hearing, accept and review testimony, Close the Public Hearing.
- Consider one change in the CDBG Public Services Category.
- Finalize the allocation of funds to projects and programs for the FY 2002-03 Community Development Block Grant (CDBG) and HOME Investment Partnership Program.
- Adopt Resolution No. 41-02 for the allocation of these funds.
- Adopt the FY 2002-03 One-Year Action Plan and
- Authorize the City Manager or designee to submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute affiliated documents.

#### **DISCUSSION**

**Mayor Lewis** announces the Public Hearing is now open.

**Debbie Jackson, Alzheimer's Association, 1068 Broadway, El Cajon, CA 92021,** speaks regarding the services provided to families and requests funding in the future.

**MOTION BY Lewis, SECOND BY Santos, to close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## DISCUSSION

**Mayor Lewis** states the recommendation to consider a change in the CDBG public services category is premature and funds could come from other sources.

**MOTION BY Lewis, SECOND BY Santos to allocate funds to projects and programs for the FY 2002-03 Community Development Block Grant (CDBG) and HOME Investment Partnership Program with no changes, adopt Resolution No. 41-02 for the allocation of these funds, adopt the FY 2002-03 One-Year Action Plan and Authorize the City Manager or designee to submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute affiliated documents.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### 4. COMMISSION REPORTS:

#### 4.1 TRAFFIC COMMISSION RECOMMENDATIONS – MARCH 13, 2002 MEETING (Report: Secretary to Traffic Commission)

##### ITEM I. – TRAFFIC SIGNAL REPORT

**RECOMMENDATION:** That the City Council approve the priority list for the 2002 Traffic Signal Report and the recommendation for funding during the next two fiscal years.

<b>Priority</b>	<b>Location</b>	<b>Est. Cost</b>	<b>FY</b>
1	Chase and Estes	\$85,000	02-03
2	Avocado and Lexington	55,000	02-03
3	Main Street and First Street	55,000	02-03
4	Ballantyne and Madison Avenue (Could be split-phased for \$10,000)	55,000	03-04
5	Granite Hills Drive and Melody Lane	95,000	03-04
6	Main Street and Madison Avenue	45,000	03-04
7	Broadway and Third Street (Developer Deposit of \$12,500)	25,000	03-04

##### ITEM II. – TRAFFIC CONDITIONS MURRAY DRIVE (Cont.)

**RECOMMENDATION:** None – presented for information only.

##### ITEM IV. – LOADING ZONE – 770 EAST MAIN STREET

**RECOMMENDATION:** That the City Council adopt Resolution No. 42-02 to establish a loading zone along the north curb of E. Main Street, beginning 324 feet west of the west curb of Mollison Avenue, continuing west for 38 feet.

##### INFORMATION ITEMS:

##### ITEM B. - KEEP KIDS ALIVE, DRIVE 25 PROGRAM

##### ITEM C. - EL CAJON PEDESTRIAN PROGRAM

City Clerk Linn informs there are speakers regarding Items I and II.

**MOTION BY Lewis, SECOND BY Santos to approve Item IV, and adopt Resolution No. 42-02 to establish a loading zone along the north curb of E. Main Street.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

### **DISCUSSION**

#### **Item I. TRAFFIC SIGNAL REPORT**

**Director of Public Works Munzenmaier** outlines the priority list for the Traffic Signal Report and the analysis/recommendations of the Traffic Commission.

#### **PUBLIC SPEAKERS**

**Leonard Marino, 1860 Granite Hills Drive, El Cajon, CA 92019** relates conditions in the area of Granite Hills Drive and Melody Lane and urges it be made a higher priority.

**Director Munzenmaier** informs the proposal is to do all the signals in the two year program. The summary shows the accident rate is less than at other locations.

**Margo Hawthorne, Risk Manager, Cajon Valley Union School District, 189 Roanoke Road, El Cajon, CA 92020**, supports approval of the projects at Chase/Estes; and Granite Hills Drive/Melody Lane.

**Tim Helsley, Chase Avenue Elementary PTA and Emerald Middle School PTA, 145 W. Renette, El Cajon, CA 92020**, urges Council to keep Chase and Estes as Priority 1.

**MOTION BY Lewis, SECOND BY McClellan to approve Item I., the Traffic Signal Report, as presented.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **Item II. TRAFFIC CONDITIONS MURRAY DRIVE (CON'T)**

#### **PUBLIC SPEAKER**

**Tamara Contasti, 634 Murray Drive, El Cajon, CA 92020, Fletcher Hills Safety Committee**, presents information for Council on Murray Drive, which she requests be reevaluated regarding speed limits. Children and elderly walk in the neighborhood area with no sidewalks. The speed limit should be 30 miles per hour with speed humps on the straightaways between the roundabout and all way stop and to the bottom of Murray Drive. Most traffic is between 7:00 – 8:00 a.m., between 2:30 – 4:00 p.m., and for sporting events at the school.



**Mayor Lewis** notes this item is for information only and requests that Ms. Contasti's comments and information packet be forwarded to the Traffic Commission.

**Director of Public Works Munzenmaier** informs traffic will be affected by what is done on Murray Drive and at the park near the school. It was recommended that community meetings be held to discuss alternatives.

**Mayor Pro Tem McClellan** suggests that the Police Department send motorcycle officers to the area during the times mentioned by Ms. Contasti.

**Councilmember Ramos** points out that if a speed survey is done, the speed limit may be increased.

**THE INFORMATION PRESENTED AT THE MEETING BY TAMARA CONTASTI WILL BE PROVIDED TO THE TRAFFIC COMMISSION.**

## **5. REPORTS OF MAYOR MARK LEWIS**

### **5.1 REQUEST FOR PARK DEVELOPMENT IN EL CAJON (Parks and Recreation Commission)**

The Parks and Recreation Commission recommends that any property that becomes available which could be developed for park use be developed for Parks and Recreation facilities.

## **DISCUSSION**

**Mayor Lewis** states the importance of parks cannot be overemphasized and when property becomes available it should be developed for park use.

**Director of Community Development Griffin** advises that less than 1% of property in the City is vacant.

**Councilmember Santos** inquires if joint use between the County and City has ever been proposed.

**City Manager Garrett** comments that not much land is available in residential areas but some school sites have not been fully developed for recreational purposes, specifically Naranca and Meridian Schools. He recently met with Supervisor Jacob regarding the possibility of working with the County on these areas.

## **PUBLIC SPEAKER**

**Margaret Carlson, 1128 Gorsline, El Cajon, CA 92021**, speaking on behalf of the Parks & Recreation Commission, encourages Council to support sites that could be developed in the City, even if property must be purchased.

**MOTION BY Lewis, SECOND BY Santos to refer to the Director of Community Development with comments and make sure this is on the priority list.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **5.2 CESAR CHAVEZ DAY – CITY HOLIDAY**

**RECOMMENDATION:** That the City Council designate Monday, April 1, 2002, as a paid holiday for City of El Cajon employees in recognition of Cesar Chavez Day of Service and Learning and encourage our employees to participate in community activities involving volunteerism and education.

### **DISCUSSION**

#### **PUBLIC SPEAKER**

At the request of **Mayor Lewis, Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA 92019**, describes the Cinco de Mayo holiday.

**Mayor Lewis** states Cesar Chavez was devoted to helping others. It is important to recognize modern day heroes. The holiday is recognized by the State of California, County of San Diego, City of San Diego and City of Chula Vista.

**Mayor Pro Tem McClellan** states he does not support more holidays.

**MOTION BY Lewis, SECOND BY Santos to approve the recommendation on a one time basis.**

### **DISCUSSION**

**Councilmember Santos** states he supports the Motion.

**Councilmember Ramos** states he will not support the motion without further information and suggests sending it back to staff.

**VOTES ARE NOW CAST ON MOTION BY Lewis, SECOND BY Santos to approve the recommendation on a one time basis.**

<b>AYES:</b>	<b>Santos, Lewis</b>
<b>NOES:</b>	<b>McClellan, Ramos</b>

**MOTION DOES NOT CARRY.**

**6. REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM W.E. "BOB" McCLELLAN:** No reports

**COUNCILMEMBER CHARLES SANTOS:** No reports

**COUNCILMEMBER DICK RAMOS:** No reports

**7. LEGISLATIVE REPORT**

**7.1 League of California Cities Legislative Bulletin - *Priority Focus***

**MOTION BY SANTOS, SECOND BY LEWIS to oppose AB 2292 - State Pre-emption of Local Authority, Residential Density; oppose AB 1866 – State Pre-emption of Local Authority – Second Units and Density Bonuses; support AB 1846 - Enterprise Zones; and keep an eye on AB 2247 – Real Estate Signs/Public rights of way.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**8. GENERAL INFORMATION ITEMS FOR DISCUSSION**

**9. ORDINANCE: SECOND READING AND ADOPTION**

**RECOMMENDATION:** That the City Council request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4689.

**9.1 ZONE RECLASSIFICATION 2220 – 644 EMERALD AVENUE**

Adopting Ordinance No. 4689 to rezone property at 644 Emerald Avenue from the R-1-6 Zone to the R-2 Zone.

**MOTION BY Lewis, SECOND BY Santos to waive second reading and adopt Ordinance No. 4689.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**10. CLOSED SESSION:**

**RECOMMENDATION:** That the City Council/Redevelopment Agency adjourn to Closed Session as follows:

**1. Government Code Section 54956.9 (b) - CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation.**  
Number of potential cases: 1

**2. Government Code Section 54956.9 (c) - CONFERENCE WITH LEGAL COUNSEL –1 ANTICIPATED LITIGATION – Initiation of litigation**  
Number of potential cases: 1

**3. Government Code Section 54956.8 - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiators</u>
APN #488-040-05	Priest Development Corporation	City Manager Redevelopment Manager City Attorney
Agency owned property at the Northwest corner of Park and Ballantyne		

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

**4. Government Code Section 54956.9 (c) - CONFERENCE WITH LEGAL COUNSEL –1 ANTICIPATED LITIGATION – Initiation of litigation**  
Number of potential cases: 1

**5. Government Code Section 54956.9 (a) - CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION**

Name of Case: City of El Cajon v. Vattuone, et al  
Case No. GIE005492-1

**MOTION BY Lewis, SECOND BY Santos that the City Council/Redevelopment Agency adjourn to Closed Session at 4:36 p.m.**

**11. RECONVENE TO OPEN SESSION AT 5:03 P.M.**

**City Attorney Foley** reports the following:

**Items 1 and 2** - The City Attorney was directed to take action.

**Item 3** – MOTION BY Santos, SECOND BY McClellan to extend the exclusive negotiating agreement between the Redevelopment Agency and Priest Development.

AYES: McClellan, Santos, Lewis  
NOES: Ramos

MOTION CARRIES.

**Item 4** – The City Attorney and staff were directed to take action.

**Item 5** – The City Attorney was directed to take action.

**ADJOURNMENT: Mayor Lewis adjourned the adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 26th day of March, 2002 at 5:05 p.m.**

The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, April 9, 2002 at 3:00 p.m. and 7:00 p.m.

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City Clerk/Secretary