

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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June 11, 2002

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, June 11, 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.

#### ROLL CALL

Council/Agencymembers present:	Ramos, Santos, Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair absent:	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 Guyer, Assistant Director of Planning

**PLEDGE OF ALLEGIANCE TO FLAG led by Brad Bourgeois, Boy Scout Troop 362 of El Cajon, and MOMENT OF SILENCE.**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the May 28, 2002 Meetings and the Agenda of the June 11, 2002 Meeting in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

**Certificates of Appreciation:**

**Mayor Lewis** presents a Certificate of Appreciation to **Hungry Howie's Pizza**, located at 123 Jamacha Road. Owner **Sean Thomas Brown**, who is active in many community events, accepts the certificate.

**Mayor Lewis** presents a Certificate of Appreciation to **Sunshine Horton**, expressing the City's appreciation for her commitment to civic duty and participation in numerous community events, including her Walk for Children's Hospital.

**MINUTES OF MEETINGS:**

**MOTION BY Lewis, SECOND BY Santos** that the City Council approve the Minutes of the May 28, 2002 Meetings.

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**AGENDA CHANGES:** None

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY LEWIS, SECOND BY SANTOS** to approve Consent Items 1.1 – 1.9 and continue Consent Item 1.10 as requested by City Manager Garrett until the June 25 Council Meeting.

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**1.1 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

**1.2 RESOLUTION NO. 80-02: SUMMARY VACATION – PORTION OF DECKER STREET BETWEEN FIRST AND BALLARD STREET (Report: Director of Public Works)**

Adopt Resolution No. 80-02 to approve the Summary Vacation of a portion of Decker Street between First and Ballard Streets in accordance with Section 8334 of the California Streets and Highways Code.

**CONSENT ITEMS: (Continued)**

**1.3 CONSULTANT SELECTION FOR CONDUCTING THE DRY WEATHER ANALYTICAL AND FIELD SCREENING PROGRAM (Report: Director of Public Works)**

Authorize the City Manager to negotiate and execute a contract with a consulting engineering firm for conducting the dry weather analytical and field screening program as required by the California Regional Water Quality Control Board, San Diego Region's Order No. 2001-01 (Municipal Permit).

**1.4 LETTERS OF APPRECIATION – WALL OF FAME**

Authorize the following letter to be included on the City's *Wall of Fame* and/or letters of appreciation be sent if appropriate.

Letter from Daniel A. Nigro, Chief of the City of New York Fire Department, expresses appreciation and thanks for the photo of the tribute of "America's Heroes."

**1.5 COMMUNITY EVENTS IN THE PUBLIC RIGHT-OF-WAY – EL CAJON COMMUNITY DEVELOPMENT CORPORATION (Report: Assistant City Manager)**

Approve the request from the El Cajon Community Development Corporation to close Main Street on September 11, 2002 and October 30, 2002 from El Cajon Boulevard to Claydelle for the purpose of conducting special events at the existing car show.

**1.6 FUND-RAISING EVENT – USE OF WELLS PARK (Report: Recreation Services Manager)**

Approve the request of Grossmont-Heartland Kiwanis, El Cajon Youth Development Advisory Council, and the El Cajon Police Department to conduct a fund-raising car show in Wells Park, requiring a certificate of insurance naming the City of El Cajon as additionally insured, and a signed Hold Harmless Agreement.

**1.7 EL CAJON FIREFIGHTERS' ASSOCIATION REQUEST TO USE KENNEDY PARK FOR JULY 4<sup>TH</sup> PICNIC (Report: Recreation Services Manager)**

Approve the request by the El Cajon Firefighters' Association to conduct their annual 4<sup>th</sup> of July picnic in Kennedy Park including the following:

- Sell refreshments, waiving Hold Harmless Agreement and certificate of insurance
- Require certificate of insurance naming the City as additionally insured for mini-train and kiddie fire truck rides
- Approve certificate of insurance for fireworks display with a Best's rating, one class below the level required by Council Policy D-3.

**CONSENT ITEMS: (Continued)**

**1.8 RESOLUTION NOS. 81-02 and 82-02: RESURFACING PROJECT NO. 55 – VARIOUS COLLECTOR AND RESIDENTIAL STREETS (Report: Director of Public Works)**

Adopt Resolution No. 81-02 to approve Plans and Specifications and Resolution No. 82-02 to direct Notice Inviting Sealed Bids to be opened July 9, 2002 for the Project.

**1.9 RESOLUTION NO. 83-02: SUMMARY VACATION OF THE EASTERLY 2 FEET OF A PORTION OF LELAND PLACE SOUTH OF WASHINGTON AVENUE (Report: Director of Public Works)**

Adopt Resolution No. 83-02 to approve the Summary Vacation of the easterly 2 feet of Leland Place south of Washington Avenue in accordance with Section 8334 of the California Streets and Highways Code.

*Continued to the June 25, 2002 City Council Meeting.*

**1.10 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP – TSM 494 – PROMENADE SQUARE (Priest) – SOUTHWEST CORNER OF MAIN AND MAGNOLIA (Report: Director of Public Works)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map 494 for Promenade Square at the Southwest Corner of Main and Magnolia.

**PUBLIC COMMENT:**

**Rick Urban, Budget Car Sales, 400 N. Johnson, El Cajon, CA 92019**, requests a moratorium on the sale of cars at parking lots by out-of-town dealers.

**Sunshine Horton, 1525 Granite Hills Drive, El Cajon, CA 92019**, speaks regarding government connecting with youth and programs for seniors.

**2. WRITTEN COMMUNICATIONS:**

**2.1 LETTER: FLAG PROGRAM FOR THE DOWNTOWN AREA**

Larry Ashbacher requests Council support for a flag program initiated by service clubs and organizations in El Cajon for the downtown area to include 100 flags installed to line Main Street from Avocado to Chambers on every National holiday.

## DISCUSSION

### PUBLIC SPEAKER

Larry Ashbacher, 2414 Vista Rodeo Drive, El Cajon, Ca 92019, outlines the program. Costs will be borne by civic organizations and maintenance/display of the flags will be done by Boy Scout Troop 362.

City Manager Garrett states appropriate locations have been identified.

**MOTION BY Lewis, SECOND BY Ramos to endorse the program and direct the organizations to work with staff.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT (McClellan - Absent).**

### 2.2 LETTER: ARTS CENTER FOUNDATION – FINANCIAL ARRANGEMENTS FOR EAST COUNTY PERFORMING ARTS CENTER

Richard Zellner, President and CEO of the Arts Center Foundation, makes the following requests:

1. The Arts Center Foundation is requesting that the El Cajon City Council *recognize \$330,659 in capital improvements* made to the theater and deduct that amount from the Foundation's financial obligation to the City as of June 30, 2002.
2. The Arts Center Foundation is requesting that the El Cajon City Council *convert the balance due the City from the Arts Center Foundation as of June 30, 2002 to a five-year, non-interest note*, payable in four annual installments beginning July 1, 2003.

## DISCUSSION

### PUBLIC SPEAKER

Dick Zellner, President and CEO of the Arts Center Foundation, 210 East Main Street, El Cajon, CA 92020, comments a report was made to Council at its April 23 workshop regarding the status of the East County Performing Arts Center. A plan has been worked out that allows East County Performing Arts Center to meet its obligations without requesting additional funding.

**MOTION BY Lewis, SECOND BY Santos to approve the requests as outlined and the Foundation to work with staff.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT (McClellan - Absent).**

**2.3 ALLEY ALONG THE NORTH SIDE OF BROADWAY BETWEEN FIRST AND ORO STREETS (Report: Director of Public Works)**

**RECOMMENDATION:** That the City Council either:

1. Deny the request to vacate the alley and continue to pursue obtaining dedications and improvements towards completion of the alley; or
2. Abandon the alley and schedule a Public Hearing for the vacation of those portions already dedicated.

**DISCUSSION**

**Director of Public Works Munzenmaier** outlines the request from **Joseph Hannaney** to vacate the alley. As the need for delivery to businesses diminishes, many alleys collect trash and pose problems for the businesses.

In response to **Councilmember Ramos**, **Director Munzenmaier** states that although the City has 80% of the dedication of the alley, the likelihood of getting the last piece of residential property is remote. The alley is fenced at the end of the improved section.

**PUBLIC SPEAKER**

**Joseph Hannaney, 1040 East Washington Avenue #34, El Cajon, CA 92020**, speaks in support of the vacation of the alley.

**MOTION BY Lewis, SECOND BY RAMOS to abandon the alley and schedule a public hearing for the vacation of those portions already dedicated.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT (McClellan - Absent).**

**3. PUBLIC HEARING**

**3.1 RESOLUTION NO. 84-02: HOME CERTIFIED HOUSING DEVELOPMENT ORGANIZATION (CHDO) FUNDS (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council

- 1) Open the Public Hearing, solicit public input and close the public hearing;
- 2) Determine the amount of allocation of HOME CHDO funds;
- 3) Adopt Resolution No. 84-02 for allocation of HOME CHDO funds; and
- 4) Authorize the City Manager or designee to submit these changes of the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute all affiliated documents.

## DISCUSSION

**Director of Community Development Griffin** states 15% of each year's grant allocation is to be used only by CHDOs. If that money is not allocated, it goes back to the federal government. Approximately \$230,000 is to be allocated and has been requested by San Diego Interfaith Housing Foundation (SDIHF) for their project at the end of East Main Street. They have received City funds to do much of the work, but require additional funds to complete the 8-unit single-family homeownership project.

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

### PUBLIC SPEAKER

**Brady Gunther, Project Manager for San Diego Interfaith Housing, 21 34<sup>th</sup> Avenue, San Diego, CA 92101**, comes to the podium to answer questions.

In response to **Councilmember Ramos**, **Director Griffin** informs the total amount allocated to SDIHF will be approximately \$700,000 for 8 units. The benefit to the City is that there will be 8 affordable residences.

**Mr. Gunther** responds to Councilmembers' questions as follows:

- SDIHF will put up \$250,000 which will come back to them upon sale of the properties.
- They have a list of nearly 75 interested parties.
- The anticipated price of the houses is \$224,000, with \$150,000 as a silent second.
- A family of four could make \$48,600 to be considered low income.

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

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**MOTION BY Lewis, SECOND BY Kendrick to adopt Resolution No. 84-02 to allocate the HOME CHDO funds in the amount of \$231,600 to San Diego Interfaith Housing's Project and authorize the City Manager or designee to submit changes of the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute all affiliated documents.**

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**ADMINISTRATIVE REPORT**

**3.2 APPOINTMENT OF NEW AUDIT FIRM (Continued from May 28, 2002 Meeting) (Report: Director of Finance)**

**RECOMMENDATION:** That the City Council and Redevelopment Agency authorize the City Manager/Agency Director to enter into an agreement with the firm Conrad and Associates, L.L.P. (Irvine, CA) to provide auditing services for a three year period in the amount of \$89,328.00 for the City and \$31,527.00 for the Redevelopment Agency.

**DISCUSSION**

**Councilmember Ramos** recommends the firm of Teaman, Ramirez & Smith. There are no objective reasons to deny them and the City would save \$40,000. **Director of Finance Shelton** states that positive feedback was received from several cities for whom Teaman provides services.

**Councilmember Santos** recommends choosing Conrad and Associates due to the firm’s experience. **Director Shelton** confirms the savings of \$40,000 is over a 3-year period of time.

**MOTION BY Lewis, SECOND BY Santos to approve the firm Conrad and Associates for auditing services for a 3 year period in the amount of \$89,328.00 for the City and \$31,527.00 for the Redevelopment Agency.**

**AYES:** Santos, Kendrick, Lewis  
**NOES:** Ramos  
**ABSENT:** McClellan

**MOTION CARRIES.**

**4. COMMISSION REPORT**

**4.1 RESIGNATION OF PARKS AND RECREATION COMMISSIONER (Reports: Director of Recreation and City Clerk)**

**RECOMMENDATION:** That the City Council

- Accept the Resignation of John Beaver from the Parks & Recreation Commission
- Consider a schedule as follows:  
Accept Applications .....*June 12 through July 2 at 5:00 p.m.*  
Interview Applicants and  
Appoint new Commissioner.....*July 9 - 7:00 p.m. Meeting*

**MOTION BY Lewis, SECOND BY Kendrick to approve according to the staff recommendation, and send a letter of appreciation to John Beaver for his service on the Commission.**

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT (McClellan - Absent).**



5. **REPORTS OF MAYOR MARK LEWIS:** No reports

6. **REPORTS OF COUNCILMEMBERS**

**MAYOR PRO TEM BOB McCLELLAN:** Absent

**COUNCILMEMBER CHARLES SANTOS**

6.1 **ASSEMBLY LOCAL GOVERNMENT COMMITTEE – ASSEMBLY BILL 2561  
(VARGAS) ASSESSMENT DISTRICTS**

**RECOMMENDATION:** That the City Council support Assembly Bill 2561 (AB 2561) which provides property owners the opportunity to establish assessment districts to fund improvements to real property beyond those allowable under the Landscaping and Lighting Act of 1972.

#### **DISCUSSION**

**Councilmember Santos** comments that since the Downtown Management District has expanded to a Community Development Corporation involving a housing element, this bill is important to allow smart growth along transit corridors.

**MOTION BY Santos, SECOND BY Lewis to approve support of the bill.**

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**COUNCILMEMBER DICK RAMOS:** Advised that he attended the meeting at the Post Office to unveil the new stamp commemorating September 11.

**COUNCILMEMBER GARY KENDRICK:** No reports

7. **LEGISLATIVE REPORT:**

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

**NO ACTION TAKEN**

8. **GENERAL INFORMATION ITEMS FOR DISCUSSION:** None

**9. CLOSED SESSION**

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

- **Under Government Code Section 54956.8** for CONFERENCE WITH REAL PROPERTY NEGOTIATOR as follows:

<b><u>PROPERTY</u></b>	<b><u>NEGOTIATING PARTY</u></b>	<b><u>AGENCY NEGOTIATORS</u></b>
Right-of-way (formerly Prescott Avenue)	Domenico Donato	City Manager Redevelopment Manager City Attorney

**MOTION BY Lewis, SECOND BY Kendrick to adjourn to Closed Session at 4:14 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE  
OF THOSE PRESENT (McClellan - Absent).**

**10. RECONVENED TO OPEN SESSION at 4:18 p.m. – Nothing to report**

**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 11th day of June, 2002 is adjourned at 4:19 p.m. to Tuesday, June 25, 2002 at 3:00 p.m.

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City Clerk/Secretary