

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

HOURS: Monday – Thursday 10:00 a.m. – 8:00 p.m., Friday & Saturday 10:00 a.m. – 5:00 p.m., and Sunday 1:00 – 5:00 p.m.

City of El Cajon

City Council/Redevelopment Agency



Agenda

June 12, 2007

Mark Lewis
Mayor

Kathi Henry
City Manager

Bob McClellan
Mayor Pro Tem

Morgan Foley
City Attorney

Jillian Hanson-Cox
Councilmember

Kathie Rutledge
City Clerk

Gary Kendrick
Councilmember

Rob Turner
Director of Public Works
& City Engineer

Dick Ramos
Councilmember

Jim Griffin
Director of Community
Development



Upcoming Events in El Cajon:

City Council Meeting on June 12, 2007

June

June 13 – CDC Cajon Classic Cruise Car Show – NASCAR Up Close – 5-8pm

June 15 – Concerts On The Green featuring the Cathryn Beeks Ordeal and Rock music at the Prescott Promenade, 6-8pm

June 16 & 17 – Wings over Gillespie Air Show – Gillespie Field Airport – 8am to 5pm

June 20 – CDC Cajon Classic Cruise Car Show – 5-8pm

June 22 - Concerts On The Green featuring the Smokestaxx Motown/Soul music at the Prescott Promenade, 6-8pm

June 23 – Lend A Hand Event – neighborhood clean-up by the CDC, 9am to 11am - on E. Park at Roanoke Road

June 27 - CDC Cajon Classic Cruise Car Show – Relive Harley Davidson – Courtesy of Harley-Davidson of El Cajon - 5-8pm

June 29 - Concerts On The Green featuring Hideaways with Alternative Country music, Prescott Promenade, 6-8pm

June 30 – A Toast To Music – to benefit the CDC at the Plaza of the East County Performing Arts Center – 5-8pm

July

July 4 – Happy 4th of July! Offices Closed in Observance - (No car show this night) – 12pm – Picnic at Kennedy Park, Fireworks - 9pm – 1675 E. Madison Avenue

July 6 - Concerts On The Green featuring Anya Marina, Kyle Phelan, and Steph Johnson playing Acoustic music at the Prescott Promenade, 6-8pm

July 6 & 7 – 2nd Annual Alley Cat Art Walk – 4-8pm in the Arts Alley (the alley between Main Street and Rea Avenue)





AGENDA



June 12, 2007
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge



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.)

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the May 22, 2007 Meetings and the Agenda of the June 12, 2007 Meeting in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS:**
 - Presentation - Monica Zech from San Miguel Fire Protection District
- **AGENDA CHANGES:**

*Backup Information Available
Redevelopment Agency Items Are Identified

CONSENT ITEMS: (1.1 – 1.19)

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

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

RECOMMENDATION: That the City Council/Redevelopment Agency approve Minutes of the May 22, 2007 Meetings and the May 24, 2007 Special Meeting of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council 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

RECOMMENDATION: That the City Council approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 JULY 4TH PICNIC AT KENNEDY PARK
(Report: Director of Recreation)**

RECOMMENDATION: That the City Council approve vendors to sell in Kennedy Park associated with the July 4th picnic and fireworks.

***1.5 SPECIAL OPERATION LICENSE – EPA K-9 & INVESTIGATIVE SERVICES, INC. - 1175 N. Second Street**

RECOMMENDATION: That the City Council approve the application as submitted by Frank Whitely for a Special Operation License for a change of location of a security and investigations business at 1175 North Second Street #102.

CONSENT ITEMS: (Continued)

- *1.6 ESTABLISHMENT OF CALIFORNIA EMPLOYERS' RETIREE BENEFIT TRUST FUND FOR OTHER POST EMPLOYMENT BENEFITS UNFUNDED LIABILITY (Report: Assistant City Manager/Finance Director)**

RECOMMENDATION: That the City Council (1) authorize the establishment of a California Employers' Retiree Benefit Trust ("CERBT") fund with the California Public Employees' Retirement System ("CalPERS"), and (2) adopt the next RESOLUTION in order, approving the agreement and authority to request disbursements attached to the Agenda Report.

- *1.7 SUBDIVISION AGREEMENT AND FINAL SUBDIVISION MAP FOR TENTATIVE PARCEL MAP (TPM) 633 – South Orange Avenue Engineering Job No. 3104 (Report: Director of Public Works)**

RECOMMENDATION: That the Redevelopment Agency approve the Subdivision Agreement and Final Parcel Map for TPM 633 located on South Orange Avenue, authorizing execution of the agreement.

- *1.8 EXECUTIVE SEARCH FIRM FOR DIRECTOR OF COMMUNITY DEVELOPMENT AND FIRE DIVISION CHIEF RECRUITMENT (Report: Director of Human Resources)**

RECOMMENDATION: That the City Council approve the hiring of Teri Black & Company to assist the City with the recruitment and selection of a new Director of Community Development and Fire Division Chief(s).

- *1.9 RESOLUTIONS – FIRE STATION NO. 6 ROOF AND HVAC REPLACEMENT, Bid No. 007-08, Job No. 3099 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on July 10, 2007 for Fire Station No. 6 Roof and HVAC Replacement.

CONSENT ITEMS: (Continued)

- *1.10 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 575 – 478 Van Houten Avenue, Engineering Job No. 2962 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a one year time extension for TSM 575 and set the new expiration date to June 14, 2008, in accordance with Municipal Code Section 16.12.110.

- *1.11 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 589 – 1053 East Washington Avenue, Engineering Job No. 2991 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council grant a one year time extension for TSM 589 and set the new expiration date to August 23, 2008, in accordance with Municipal Code Section 16.12.110.

- *1.12 AUTHORIZATION FOR AN ADJUSTMENT OF “ON-CALL” PLAN CHECK SERVICES (Report: Director of Public Works)**

RECOMMENDATION: That the City Council authorize an amendment to the agreement for “On-Call” Plan Check Services with Infrastructure Engineering, increasing the present contract agreement from \$100,000 to \$120,000 for Fiscal Year 2006-2007.

- *1.13 ACCEPTANCE OF STORM DRAIN REPAIR CONSTRUCTION AT HILLSIDE PARK - Bid No. 020-07, Engineering Job No. 3002 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

- *1.14 RESOLUTIONS – SUPERBLOCK DEMOLITION-PHASE I – CARQUEST Bid No. 008-08, Engineering Job No. 3144 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council adopt the next RESOLUTIONS in order to approve Plans and Specifications and direct a Notice Inviting Sealed Bids to be opened on July 24, 2007, for Superblock Demolition-Phase I – CarQuest.

CONSENT ITEMS: (Continued)

- *1.15 ACCEPTANCE OF PUBLIC IMPROVEMENTS – TENTATIVE SUBDIVISION MAP (TSM) 522 – 2705-2790 Anjuli Court, Engineering Job No. 2878 (Report: Director of Public Works)**

RECOMMENDATION: That the City Council accept the public improvements and authorize the City Clerk to release the bonds guaranteeing the improvements in accordance with the subdivision agreement and require the developer to maintain insurance in force until the release of all bonds for the project.

- *1.16 STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL GRANT ASSISTANCE PROGRAM (Report: Chief of Police)**

RECOMMENDATION: That the City Council (1) authorize the City Manager to submit a proposal for the State Alcoholic Beverage Control (ABC) Grant Assistance Program (GAP) for \$101,590 and to execute any grant documents and agreements necessary for the receipt and use of these funds, and (2) appropriate the GAP funds totaling \$101,590 for FY2007-2008 for the purposes stated in the grant proposal/agreement.

- *1.17 LA MESA ANIMAL CONTROL CONTRACT (Report: Chief of Police)**

RECOMMENDATION: That the City Council approve an amendment to the Animal Control Contract with the City of La Mesa.

- *1.18 URBAN AREA SECURITY INITIATIVE GRANT FUNDING (Report: Fire Chief)**

RECOMMENDATION: That the City Council authorize the City Manager or her designee to accept the Urban Area Security Initiative Grant Program funds in the amount of \$20,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds and to appropriate the Urban Area Security Initiative Grant Program funds in the amount of \$20,000.00.

PUBLIC COMMENT:

At this time, any person may address a matter within the jurisdiction of the City Council and Redevelopment Agency that is not on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS:

***4.1 ADMINISTRATIVE HEARING – REVIEW: SPECIAL OPERATION LICENSE - THE CADDYSHACK BAR - 315 West Main Street
(Report: City Attorney)**

RECOMMENDATION: That the City Council conduct the Administrative Hearing to review conditions at The Caddyshack Bar, located at 315 West Main Street, and determine whether the Special Operation License approved on December 19, 2006, should be revoked, suspended, limited or its conditions modified.

***4.2 U.S. DOJ JUSTICE ASSISTANCE GRANT (JAG) FY2007 APPLICATION
(Report: Chief of Police)**

RECOMMENDATION: This is an informational item only that meets the grant requirement to provide the JAG 2007 Grant Application to the governing body. If the Police Department receives the award, Council action will be needed to accept and appropriate the grant. This grant will help fund the Office Safety Enhancement Program.

ADMINISTRATIVE REPORTS: (Continued)

- *4.3 FIRST TIME HOME BUYER PROGRAM (Report: Director of Redevelopment and Housing)**

RECOMMENDATION: That the City Council review the information provided by the Director of Redevelopment and Housing pursuant to the request made by the City Council on April 24, 2007.

- *4.4 STATUS REPORT ON TOBACCO YOUTH PURCHASE SURVEY (Report: Director of Community Development)**

RECOMMENDATION: That the City Council accept this report for information and/or discussion.

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR LEWIS

SANDAG (San Diego Association of Governments); SANDAG (Chair, Public Safety Committee); METRO Commission/Wastewater JPA; MTS (Metropolitan Transit System Board) – Alternate; LAFCO (Local Agency Formation Commission – Alternate).

- *6.1 SANDAG Board of Directors Agenda – May 25, 2007**
- *6.2 Metro Wastewater JPA News Brief – May, 2007**
- *6.3 SANDAG Board Actions – May 25, 2007**
- *6.4 Metro Commission and Metro Wastewater JPA Meeting – June 7, 2007**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

MAYOR PRO TEM BOB McCLELLAN

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

7.1 Council Activities Report

8.

COUNCILMEMBER JILLIAN HANSON-COX

SANDAG (San Diego Association of Governments) (Alternate); MTS (Metropolitan Transit System Board); East County Economic Development Council; League of California Cities, San Diego Division; East San Diego County Gang Task Force.

8.1 Council Activities Report

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

9.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA; Chamber of Commerce – Business/Economic Development.

9.1 No Report

10.

COUNCILMEMBER DICK RAMOS

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Heartland Fire Training JPA (Alternate); Legislative Report.

10.1 No Report

11. LEGISLATIVE REPORT

11.1 League of California Cities Legislative Bulletins dated May 18, May 25 and June 1, 2007 - *Priority Focus

12. GENERAL INFORMATION ITEMS FOR DISCUSSION

13. ORDINANCES: FIRST READING

RECOMMENDATION: That Mayor Lewis requests the City Clerk to recite the titles.

***13.1 ZONE RECLASSIFICATION 2273**

An Ordinance approving Zone Reclassification 2273 to rezone property from the R-2-R (Two-Family Residential Restricted) Zone to the PRD-Low (Planned Residential Development-Low Density) Zone on property located on the north side of Naranca Avenue between North Second and Grape Streets, and addressed as 1338 Naranca Avenue

ORDINANCES: FIRST READING (Continued)

***13.2 ORDINANCE ELIMINATING THE TIME LIMITS ON ESTABLISHMENT OF LOANS, ADVANCES AND INDEBTEDNESS**

An Ordinance of the City Council of the City of El Cajon eliminating the time limits on the establishment of loans, advances and indebtedness of the El Cajon Downtown Redevelopment Plan, pursuant to Health & Safety Code Section 33333.6

14. ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: That Mayor Lewis requests the City Clerk to recite the titles.

***14.1 EMINENT DOMAIN ACQUISITION PLAN**

An Ordinance of the City Council of the City of El Cajon adopting an Eminent Domain Acquisition Plan for the El Cajon Redevelopment Project Area

- **MOTION** to adopt Ordinance adopting the Eminent Domain Acquisition Plan.

***14.2 AMENDMENT OF ZONING ORDINANCE REGARDING HILLSIDE (H) OVERLAY ZONE**

An Ordinance amending the El Cajon Municipal Code by repealing Sections 17.52.040, 17.52.070 and 17.52.080 of Chapter 17.52 of the El Cajon Municipal Code and adding new Sections 17.52.040, 17.52.070 and 17.52.080 to Chapter 17.52 of the El Cajon Municipal Code amending development standards in the Hillside (H) Overlay Zone

- **MOTION** to adopt Ordinance amending the Zoning Ordinance regarding the Hillside (H) Overlay Zone

15. CLOSED SESSIONS:

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

15.1

- **CONFERENCE WITH LABOR NEGOTIATOR – Pursuant to Government Code Section 54957.6**

Agency Designated Representatives: Kathi Henry
Mike Shelton
Joan Ward

Employee Organizations:
El Cajon Firefighters Association
El Cajon Fire Supervisory Unit
El Cajon Police Officers Association
El Cajon Police Officers Association Management Group
El Cajon Municipal Employees Association
El Cajon Mid-Management and Professional Engineers Association
Executive, Unrepresented and Confidential Employees

15.2

- **CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to Section 54956.8 of the Government Code:**

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiator</u>
APN: 488-072-37 299 N. Magnolia Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-072-30 117 E. Park Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-072-31 No Address (Parking Lot)	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-072-32 247 N. Magnolia Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-072-04 223 N. Magnolia Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney

APN: 488-081-19 221 N. Magnolia Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-07 180 Rea Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-08 176 Rea Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-09 162 Rea Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-10 154 Rea Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-11 148 Rea Avenue	Urban Betterment Company: Smith & Cowan	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-12 120 Rea Avenue	Dorothy & Alfred Tortora	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney
APN: 488-082-18 141 N. Magnolia Avenue	141 Magnolia, LLC	Executive Director/City Manager Director of Redevelopment & Housing General Counsel/City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale of City or Agency-owned property, and the potential purchase of property by the Agency, and re-sale, for redevelopment purposes.

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 12th day of June, 2007 is adjourned to Tuesday, June 26, 2007 at 3:00 p.m.

GENERAL INFORMATION:

The following items are informational and are not discussed unless the Council/Agency brings the items forward for discussion under Item No. 12 of the agenda.

- *A. Donation of \$144.60 received from the AT&T Giving Program for Animal Control in accordance with City Council Policy B-2.
- *B. Donation of \$100 received from Debbie Wille for Animal Control in accordance with City Council Policy B-2.
- *C. Donation of \$100 from Susan Casil, Executive Director of the Mother Goose Parade Association in accordance with City Council Policy B-2.

NO EVENING MEETING