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

# MINUTES

# CITY OF EL CAJON EL CAJON, CALIFORNIA

## JUNE 10, 2008

A Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, June 10, 2008, 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. on May 27, 2008.

**R O L L C A L L**

| | |
|---|---|
| Council/Agencymembers present: | Kendrick, McClellan, Ramos |
| Council/Agencymembers absent: | None |
| Mayor Pro Tem/Vice Chair present: | Hanson-Cox |
| Mayor/Chair present: | Lewis |
| Other Officers present: | Rutledge, City Clerk/Secretary |
| | Foley, City Attorney/General Counsel |
| | Henry, City Manager/Executive Director |
| | Turner, Director of Public Works |
| | Ramirez, Principal Planner |

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Lewis 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 27, 2008, meetings and the Agenda of the June 10, 2008, meetings in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- **EPA Presentation**

**AGENDA CHANGES:**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to add General Information Item A to the agenda as Item 12A.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**CONSENT ITEMS: (1.1 – 1.9)**

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.9, pulling Item 1.5, as requested by MCCLELLAN.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the May 27, 2008, meetings of the El Cajon City Council/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.

**CONSENT ITEMS: (Continued)**

**1.4 RESOLUTIONS – NOVEMBER 4, 2008 GENERAL MUNICIPAL ELECTION (Report: City Clerk)**

Adopt the next RESOLUTIONS in order in connection with the November 4, 2008, General Municipal Election:

1. **RESOLUTION NO. 53-08: Calling and Giving Notice of the November 4, 2008, General Municipal Election for Three Members of the City Council of the City of El Cajon for full four-year terms to expire December 2012.**
2. **RESOLUTION NO. 54-08: Requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 4, 2008.**
3. **RESOLUTION NO. 55-08: Adopting Regulations for Candidates calling for prepayment for a 200 word Candidate's Statement.**
4. **RESOLUTION NO. 56-08: Adopting Regulation to Resolve a Tie Vote for the City Council Election by Lot.**

**PULLED FOR DISCUSSION:**

**1.5 SPECIAL OPERATION LICENSE – ER AMBULANCE – 1365 North Johnson Avenue, Suite 116**

**RECOMMENDATION: That the City Council** approve the application as submitted by Rafael Silva for a Special Operation License for an emergency and non-emergency ambulance business at 1365 North Johnson Avenue, Suite 116.

**1.6 RESOLUTION – REJECT BID NO. 037-08 – CURB RAMPS AT VARIOUS LOCATIONS (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 57-08 and reject all bids and authorize rebidding.

**1.7 RESOLUTION – AWARD BID NO. 039-08 – RESURFACING WASHINGTON AVENUE (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 58-08 and award the bid to the low bidder, SRM Contracting and Paving, in the amount of $2,616,998.00.

**CONSENT ITEMS: (Continued)**

**1.8 REQUEST FOR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TSM) 587 – 811 Peach Court, Engineering Job No. 2983 (Report: Director of Public Works)**

Grant a second one-year time extension for TSM 587 and set the new expiration date to June 28, 2009, in accordance with Municipal Code Section 16.12.110.B.

**1.9 LIEN CONTRACT AND AGREEMENT NOT TO CONVEY, COVENANT NOT TO CONVEY CONDOMINIUM UNITS, AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 543 – 855 Portland Street, Engineering Job No. 2912 (Report: Director of Public Works)**

Approve the Lien Contract and Agreement Not to Convey, Covenant Not to Convey Condominium Units, and the Final Map for TSM 543 at 855 Portland Street, authorizing execution of the agreements.

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**PULLED FOR DISCUSSION:**

**1.5 SPECIAL OPERATION LICENSE – ER AMBULANCE – 1365 North Johnson Avenue, Suite 116**

**RECOMMENDATION: That the City Council** approve the application as submitted by Rafael Silva for a Special Operation License for an emergency and non-emergency ambulance business at 1365 North Johnson Avenue, Suite 116.

**DISCUSSION**

In answer to questions by **Councilmember McClellan**, **City Manager Henry** indicates that the request is for a private ambulance service, for non-emergency transport.

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 1.5**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

**Dan McCabe** speaks about problems at bus and trolley stops, including crowding and the lack of seats for handicapped persons.

**Sunshine Horton** thanks police officers for their participation at a recent fund-raiser, and for their rapid response to a 911 call. She will have a dance-a-thon on August 17th, to raise money for Rady's Children's Hospital.

**Bob McClellan** reads passages from *Democracy in America*, written by 19th century French author Alexis de Tocqueville.

**Jillian Hanson-Cox** indicates she attended the Elizabeth Glaser Pediatric AIDS Foundation's 19th Annual "A Time for Heroes" Celebrity Carnival in Brentwood, California. Celebrities are being lined up for Kewl Fest in El Cajon, which will be held on November 22, 2008, the weekend of the Mother Goose parade.

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS: None**

**4. ADMINISTRATIVE REPORTS:**

**4.1 AFFORDABLE HOUSING AGREEMENT THIRD AMENDMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION (CDC) (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION: That the Redevelopment Agency** review and consider a request from the El Cajon Community Development Corporation for a Third Amendment to the Affordable Housing Agreement with the El Cajon Redevelopment Agency for development of the Wisconsin Cottages project.

**DISCUSSION**

**Director of Redevelopment and Housing Cooksy** provides a summary of the report and the request from the CDC.

Discussion ensues among **Council** and **Staff** concerning:

- The decline in appraisal value of the properties;
- A recommendation for a "short sale" of the units;
- Financial loss to the City;
- The City's desire to provide housing for first-time buyers.

**ITEM 4.1 (Continued)**

**City Clerk Rutledge** indicates a speaker card was submitted by Claire Carpenter; however, she declines to come forward to speak.

> **MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 4.1, per Staff's recommendation for a Third Amendment to the Affordable Housing Agreement with the El Cajon Redevelopment Agency for development of the Wisconsin Cottages project.**
>
> **MOTION CARRIES. (RAMOS - No)**

## 4.2 INITIATION OF STREET NAME CHANGE (Report: Director of Community Development)

**RECOMMENDATION: That the City Council** direct the Planning Commission to hold a Public Hearing to consider changing the name of the west leg of Julian Avenue to Civic Center Drive or Civic Center Way.

### DISCUSSION

**Councilmember Hanson-Cox** indicates a preference for renaming the street Civic Center Way.

> **MOTION BY HANSON-COX, SECOND BY LEWIS, to direct the Planning Commission to hold a Public Hearing to consider changing the name of the west leg of Julian Avenue to Civic Center Way.**
>
> **MOTION CARRIES BY UNANIMOUS VOTE.**

## 5. COMMISSION REPORTS: None

## 6. ACTIVITIES REPORTS OF MAYOR LEWIS

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

## 6.1 SANDAG Board of Directors Agenda – May 23, 2008

## 6.2 Agenda – Local Agency Formation Commission – June 2, 2008

## 6.3 SANDAG Board Actions – May 23, 2008

## ACTIVITIES REPORTS OF COUNCILMEMBERS

**7.**

### MAYOR PRO-TEM 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.

### 7.1 Council Activities Report

**Mayor Pro-Tem Jillian Hanson-Cox** speaks about the use of "branding" for cities, such as with the Mother Goose parade in El Cajon, to encourage development in the East County.

**8.**

### COUNCILMEMBER BOB McCLELLAN:

Council Advisory Meeting Schedule, Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate; LAFCO (Local Agency Formation Commission - Advisory Committee).

### 8.1 Council Activities Report

**Councilmember McClellan** adds to his report indicating he attended the American Cancer Society Walk this past weekend.

**9.**

### COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

### 9.1 No Report

**10.**

### COUNCILMEMBER DICK RAMOS

Heartland Fire Training JPA (Alternate); Legislative Report.

### 10.1 No Report

## 11. LEGISLATIVE REPORT

## 11.1 League of California Cities Legislative Bulletin - *Priority Focus* - dated May 23 and 30, 2008

**No recommended action.**

## 12. GENERAL INFORMATION ITEMS FOR DISCUSSION:

## 12A. Teen Coalition's 2008 Service Project

**DISCUSISON**

**Mayor Pro-Tem Jillian Hanson-Cox** thanks staff for their assistance with the Teen Coalition.

## 13. ORDINANCES: FIRST READING

## 13.1 SPECIFIC PLAN 512

**RECOMMENDATION: That the City Council**

- **Make a MOTION, and second to introduce the Ordinance**
- **Discussion**
- **Vote**
- **If approved, the Mayor requests the City Clerk to recite the title**

**An Ordinance approving Specific Plan 512 to increase the maximum building height limit permitted on property addressed as 1539 East Main Street from 35 feet to 54 feet**

**MOTION BY LEWIS, SECOND BY RAMOS, to introduce the Ordinance.**

**DISCUSSION**

No one comes forward to speak.

**MOTION CARRIES BY UNANIMOUS VOTE.**

The **City Clerk** recites the title of the ordinance for a first reading.

## 14. ORDINANCES: SECOND READING AND ADOPTION

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

### 14.1 ORDINANCE AMENDING CHAPTER 10.28 OF THE EL CAJON MUNICIPAL CODE

**An Ordinance Repealing Section 10.28.070 of Chapter 10.28 of the El Cajon Municipal Code and adopting a new Section 10.28.070 of Chapter 10.28 to the El Cajon Municipal Code regulating the parking of commercial vehicles, recreational vehicles and trailers upon City streets**

The **City Clerk** recites the title of the ordinance for a second reading.

**MOTION BY LEWIS, SECOND BY RAMOS, to Adopt Ordinance No. 4916.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 15. CLOSED SESSION

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

### 15.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to Section 54956.8 of the Government Code:

| **Property** | **Negotiating Parties** | **Agency Negotiators** |
|---|---|---|
| APN #488-111-30<br>A portion of City-owned property<br>APN #488-111-28<br>A portion of Agency-owned property | Pacific Realty Advisors, LP<br>Richard C. Dentt<br>Jeremy Dentt<br>Ryan Dentt<br>John Gibson | Executive Director/City Manager<br>Director of Redevelopment & Housing<br>General Counsel/City Attorney |

**Councilmember Kendrick** indicates he must abstain from Item 15.1 due to a financial conflict of interest.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Adjourn to Closed Session at 4:04 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## 16. RECONVENE TO OPEN SESSION AT 4:15 P.M.

**City Attorney Foley** reports that the **City Council/Redevelopment Agency Board** gave direction to the Agency negotiators.

**Adjournment: Mayor Lewis adjourned the Regular Joint Meeting of the City Council/ Redevelopment Agency held this 10th day of June 2008, at 4:16 p.m. to Tuesday, June 24, 2008, at 3:00 p.m.**

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**KATHIE J. RUTLEDGE, CMC**
**City Clerk/Secretary**