

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**September 23, 2008**

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, September 23, 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 September 9, 2008.

#### **ROLL CALL**

Council/Agencymembers present:	Kendrick
Council/Agencymembers absent:	McClellan, Ramos
Mayor Pro Tem/Vice Chair present:	Hanson-Cox
Mayor/Chair present:	Lewis
Other Officers present:	Hawley, Acting City Clerk/Secretary Foley, City Attorney/General Counsel Shelton, Asst. City Manager/Dir. of Finance Turner, Director of Public Works Ayres, Director of Community Development

**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 September 9, 2008, meetings and the Agenda of the September 23, 2008, meeting in accordance to State Law and Council/Agency Policy.

**PRESENTATIONS:**

- Proclamation – “Fire Prevention Week – Prevent Home Fires”  
October 5-11, 2008
- Proclamation – German American Society “Oktoberfest”

**AGENDA CHANGES:** None

**CONSENT ITEMS:** (1.1 – 1.11)

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.11, pulling Item 1.6, as requested by HANSON-COX.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

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

Approve Minutes of the September 9, 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.

**1.4 AGREEMENT FOR PROFESSIONAL SERVICES FOR INVOICE PRINTING AND MAILING (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 93-08 in order and enter into an Agreement for Professional Services with InfoSend, Inc., in an amount not to exceed \$150,000.00 for the initial contract period (three years).

**1.5 AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES WITH NICOLOFF & ASSOCIATES (Report: Assistant to the City Manager)**

Authorize the City Manager to execute an amendment to increase the existing Agreement with Nicoloff & Associates for Architectural Services for the renovations to Fire Station 9 from \$43,500 to \$53,500, an additional \$10,000.

**PULLED FOR DISCUSSION:**

**1.6 PROFESSIONAL SERVICES AGREEMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION DESIGN REVIEW AND FAÇADE IMPROVEMENT PROGRAM (Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency authorize the City Manager or designee to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation for implementation of the Design Review and Façade Improvement Program.

**1.7 PROFESSIONAL SERVICES AGREEMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION BUSINESS RECRUITMENT AND RETENTION PROGRAM (Report: Director of Redevelopment and Housing)**

Authorize the City Manager or designee to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation for implementation of the Business Recruitment and Retention Program.

**1.8 PROFESSIONAL SERVICES AGREEMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION LEND-A-HAND PROGRAM (Report: Director of Redevelopment and Housing)**

Authorize the City Manager or designee to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation for implementation of the Lend-A-Hand Program.

**1.9 RESOLUTION – ADOPTION OF NEW FEES AND AMENDMENT OF SCHEDULE OF MISCELLANEOUS FEES  
(Report: Assistant City Manager/Director of Finance)**

Adopt RESOLUTION NO. 94-08 adopting business license processing fees and amending the City’s Schedule of Miscellaneous Fees to include the new fees.

**1.10 ACCEPTANCE OF PCC CHANNEL WALL REPAIRS – VARIOUS LOCATIONS, Bid No. 034-08, Engineering Job No. 2996  
(Report: Director of Public Works)**

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the Contract terms.

**1.11 ACCEPTANCE OF RESURFACING OF WASHINGTON AVENUE, AVOCADO BOULEVARD TO EASTERLY CITY LIMITS, Bid No. 039-08, Engineering Job No. 3133 (Report: Director of Public Works)**

Accept the project and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the Contract terms.

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**1.6 PROFESSIONAL SERVICES AGREEMENT – EL CAJON COMMUNITY DEVELOPMENT CORPORATION DESIGN REVIEW AND FAÇADE IMPROVEMENT PROGRAM  
(Report: Director of Redevelopment and Housing)**

**RECOMMENDATION:** That the Redevelopment Agency authorize the City Manager or designee to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation for implementation of the Design Review and Façade Improvement Program.

**ITEM 1.6 (Continued)**

**DISCUSSION**

**Mayor Pro-Tem Jillian Hanson-Cox** asks how the \$135,000.00 will be allocated.

**Director of Redevelopment and Housing Cooksy** responds that the bulk of the money would be used for construction materials as well as to cover professional services and fees that El Cajon Community Development Corporation might charge for implementation of the Design Review. **Mr. Cooksy** also explains the process of checks and balances to apply and receive Redevelopment funding for projects in the downtown area.

**Mayor Lewis** invites Claire Carpenter to remind the public of events coming up in El Cajon. Ms. Carpenter invites public to the last car show of the 2008 season on September 24, 2008 and Trunk or Treat at the end of October and gives brief explanation about how the grant program benefits business in the downtown area.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Approve Item 1.6**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**PUBLIC COMMENT:**

**Sunshine Horton** welcomes students from Valhalla High School, encourages people to be complimentary to others and be kind hearted. She would like to replace the yellow ribbons throughout the City again and reminds the public to not drink and drive.

**Mayor Pro-Tem Jillian Hanson-Cox** gives an update on Mother Goose Parade and the many celebrities that will be attending this year's parade. The parade will be on Sunday November 23, 2008 and the Kewl Fest will be Saturday November 22<sup>nd</sup>.

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS:**

**3.1 SUBSTANDARD CONDITIONS AT 340 WITHERSPOON WAY  
(Report: Building Official/Fire Marshal)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony;**
- **Close the Public Hearing;**
- **Direct staff to** (1) file a Release of Notice of Restriction against the property, (2) make a determination regarding staff time, administrative fees, and civil penalties; direct staff to bill the property owner for fees and penalties as appropriate with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days; and (3) adopt the next RESOLUTION in order pursuant to the items listed above.

**DISCUSSION**

The public hearing is now Open.

**Dan Pavao** Building Official/Fire Marshal, tells Council that this residence is now under renovations and civil penalties should not accrue through this process.

**Kelly Lynch** daughter of property owner, Terence M. Lynch, feels the civil penalties accrued are extremely high for Mr. Lynch to pay on his fixed income. She indicates that portions of the renovation expenses have been paid using her father's savings and by her and her brother Brian.

**Mayor Pro-Tem Jillian Hanson-Cox** expresses her sympathy towards the Lynch family and would like to help them by forgiving the civil penalties accrued.

**Brian Lynch** adds that his father is on a fixed income and would not be able to pay for civil penalties accrued on this situation.

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**ITEM 3.1 (Continued)**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Direct Staff to file a Release of Notice of Restriction against the property.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**Councilmembers discuss the options to suspend the Civil Penalties on this property.**

**MOTION BY LEWIS, SECOND BY KENDRICK, to assess fees for staff time in the amount of \$615.00, administrative fees of \$692.82, to waive the civil penalties and direct staff to bill the property owner for fees and penalties as appropriate with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**MOTION BY LEWIS, SECOND BY KENDRICK, to adopt RESOLUTION NO. 95-08 pursuant to the items listed above.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**4. ADMINISTRATIVE REPORTS: None**

**5. COMMISSION REPORTS**

**5.1 PROPOSED REVISION TO CITY COUNCIL POLICY E-8, YOUTH SPORT LEAGUE UTILITY SUPPORT (Report: Director of Recreation)**

**RECOMMENDATION: That the City Council approve the proposed revision of City Council Policy E-8, Youth Sport League Utility Support attached to the Agenda Report.**

## DISCUSSION

**Al Westernmeyer**, representing El Cajon REC Council, thanks the City for helping their organization with financial support in the past. El Cajon REC has restructured their memberships to not fully depend on the support from the City during the financial crisis El Cajon is going through.

**Lu Tejada** thanks the City for its support by helping other leagues with monetary donations, and expresses his support for Proposition J.

**MOTION BY LEWIS, SECOND BY KENDRICK, to approve the proposed revision of City Council Policy E-8, Youth Sport League Utility Support attached to the Agenda Report.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

### **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 Metro Commission and Metro Wastewater JPA Agenda – September 11, 2008**

**6.2 SANDAG Board of Directors Policy Agenda – September 12, 2008**

**6.3 SANDAG Quality of Life Ad Hoc Steering Committee – September 19, 2008**

### **ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

#### **MAYOR PRO TEM JILLIAN HANSON-COX**

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



**7.1 Verbal Report**

**8.**

**COUNCILMEMBER BOB McCLELLAN**

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

**8.1 No Report**

**9.**

**COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

**9.1 Council Activities 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 dated September 5 and 12, 2008 - *Priority Focus* -**

**No Recommended Action.**

**12. GENERAL INFORMATION ITEMS FOR DISCUSSION:**

**13. ORDINANCES: FIRST READING**

**13.1 AMENDMENT OF FLOOD DAMAGE PREVENTION ORDINANCE**

**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**

**ITEM 13.1 (Continued)**

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

**DISCUSSION**

No one comes forward to speak.

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

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

An Ordinance repealing Section 15.14.050 of Chapter 15.14 of the El Cajon Municipal Code and adopting a new Section 15.14.050 of Chapter 15.14 to the El Cajon Municipal Code amending the City Flood Damage Prevention Ordinance to establish provisions for notification of other agencies when the base flood elevations of properties within the City of El Cajon change due to physical alterations

**14. ORDINANCES: SECOND READING AND ADOPTION - None**

**15. CLOSED SESSION: None**

**Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 23rd day of September 2008, at 4:06 p.m. to Tuesday, September 23, 2008, at 7:00 p.m.**

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**Belinda A. Hawley  
Acting City Clerk/Secretary**

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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September 23, 2008

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, September 23, 2008, was called to order by Mayor/Chair Mark Lewis at 7:00 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 3:00 p.m., Tuesday September 23, 2008, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Kendrick
Council/Agencymembers absent:	McClellan, Ramos
Mayor Pro Tem/Vice Chair present:	Hanson-Cox
Mayor/Chair present:	Lewis
Other Officers present:	Hawley, Acting City Clerk/Secretary Foley, City Attorney/General Counsel Shelton, Asst. City Manager/Dir. of Finance Turner, Director of Public Works Ayres, Director of Community Development

#### **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

- **Holy Trinity Catholic Parish Community in Action Ministry**

*Recess called at 7:26 p.m.  
Meeting called back to order at 7:29 p.m.*

## AGENDA CHANGES: None

## PUBLIC COMMENT:

**Bill Thompson** speaks in support of the Crime Free multi-housing program and thanks Council for their support.

**Mayor Lewis** compliments the speaker for making an effort on making the City of El Cajon safer.

**Councilmember Kendrick** reinforces that Council is always looking for ways to keep the Citizens of El Cajon safe.

**Melania Mondragon** gives testimony of a safer community thanks to the efforts of the Crime Free program.

**Sandra Reyes** gives statement of how much better their building is since the El Cajon Police Department has access to it, as part of the Crime Free program.

**Sherry Casper** thanks the City for keeping the Crime Free program in place, speaks in support of Prop J, and announces she is running for a Council seat in November.

**Mayor Pro-Tem Jillian Hanson-Cox** invites the public to Mother Goose Parade.

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**PUBLIC HEARINGS:**

- 100 PUBLIC SAFETY CENTER – ENVIRONMENTAL IMPACT REPORT (EIR) 87, CONDITIONAL USE PERMIT 2079, GENERAL PLAN AMENDMENT 2008-01 (Report: Director of Community Development)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony;**
- **Close the Public Hearing;**
- **Adopt the next RESOLUTION in order to CERTIFY the Final EIR, ADOPT findings and overriding considerations, and APPROVE a Mitigation Monitoring and Reporting Program for the proposed Public Safety Center;**
- **Adopt the next RESOLUTION in order to APPROVE a Conditional Use Permit to construct and operate the proposed Public Safety Center; and**
- **Adopt the next RESOLUTION in order to APPROVE a General Plan Land Use Map Amendment pertaining to the Public Safety Center site.**

**DISCUSSION**

**Director of Community Development Ayres** provides a summary of the Item.

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

**Shawn Cardenas** representing Helix Environmental Planning, gives a summary of environmental impact report on the new Public Safety Center.

No further comments are offered.

**MOTION BY LEWIS, SECOND BY HANSON-COX to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Adopt RESOLUTION NO. 96-08 to CERTIFY the Final EIR, ADOPT findings and overriding considerations, and APPROVE a Mitigation Monitoring and Reporting Program for the proposed Public Safety Center;**

**ITEM 100 (Continued)**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Adopt RESOLUTION  
NO. 97-08 to APPROVE a Conditional Use Permit to construct and operate  
the proposed Public Safety Center; and**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**MOTION BY LEWIS, SECOND BY HANSON-COX, to Adopt RESOLUTION  
NO. 98-08 to APPROVE a General Plan Land Use Map Amendment  
pertaining to the Public Safety Center site.**

**MOTION CARRIES BY UNANIMOUS  
VOTE OF THOSE PRESENT.  
(McCLELLAN, RAMOS – Absent)**

**101 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING: None**

**ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting  
of the City Council and the Redevelopment Agency held this 23rd day of  
September 2008, at 7:59 p.m. to Tuesday October 7, 2008, at 3:00 p.m.**

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**Belinda A. Hawley  
Acting City Clerk/Secretary**