

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

January 13, 2015

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, January 13, 2015, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Ambrose, Bales and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

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

POSTINGS: The City Clerk posted Orders of Adjournment of the December 9, 2014, meetings and the Agenda of the January 13, 2015, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **San Diego Airport Authority: Airport Development Plan**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.11)

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY.

Approve Minutes of the December 9, 2014 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon 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 RESOLUTION: AWARD OF BID No. 024-15, MEDIAN IMPROVEMENTS (Report: Purchasing Agent)

Adopt RESOLUTION No. 001-15 to award the bid to the lowest responsive, responsible bidder, Tri-Group Construction and Development, Inc., in the amount of \$1,185,262.00.

CONSENT ITEMS: (Continued)

1.5 RESOLUTION: AWARD OF BID NO. 028-15, WASHINGTON AVENUE TRAFFIC MONITORING STATION (Report: Purchasing Agent)

Adopt RESOLUTION No. 002-15 to award the bid to the lowest responsive, responsible bidder, Traffic Development Services, Inc., in the amount of \$62,758.00 with an Additive Alternate of \$5,800.00.

1.6 HILLSIDE RECREATION CENTER RENOVATION PROJECT – CHANGE ORDER #4, JOB NO. 3440, BID NO. 017-14 (Report: Assistant City Manager)

Approve Contract Change Order #4 with E.C. Constructors, Inc., in the amount of \$52,420 to complete the Hillside Recreation Center Renovation Project.

1.7 ACCEPTANCE OF STREET RESURFACING 2014, PW3490, BID NO. 008-15 (Report: Deputy Director of Public Works)

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

1.8 RADIO EQUIPMENT PURCHASE (Report: Purchasing Agent)

Authorize the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Motorola Solutions, Inc., utilizing San Diego County RCS Contract No. 548289 for the purchase of 58 replacement radios in the amount of \$291,145.40.

1.9 AUTHORIZATION TO AMEND CONTRACT FOR PROFESSIONAL SERVICES FROM FIELD DATA SERVICES OF ARIZONA FOR CITY-WIDE TRAFFIC COUNTS (Report: Deputy Director of Public Works)

Approve the third contract amendment for the option to extend the contract one additional year; and authorize the City Manager to execute a Professional Services Agreement with Field Data Services of Arizona. The current contract agreement expired on January 2, 2015.

CONSENT ITEMS: (Continued)

1.10 RESOLUTION: ALL-WAY STOP SIGN REQUEST AT WINDMILL VIEW ROAD AND BELMORE COURT (Report: Deputy Director of Public Works)

Adopt RESOLUTION No. 003-15 to establish permanent all-way stop signs on Windmill View Road at the intersection of Belmore Court in order to enhance safe and efficient pedestrian and traffic flow.

PULLED FOR DISCUSSION:

1.11 RESOLUTION: PROPERTY RIGHTS ACQUISITION – ACCESS RIGHTS ALONG FLETCHER PARKWAY AT 100 FLETCHER PARKWAY (Report: Deputy Director of Public Works)

RECOMMENDATION: That the City Council:

- Approve the Purchase Agreement with the California Department of Transportation (Caltrans), copy attached;
- Authorize the City Manager to execute the agreement and any additional documents pertaining to the transaction necessary to implement the terms and conditions to complete the purchase of the access rights for the property at 100 Fletcher Parkway;
- Appropriate \$189,500 in the General Fund - Other Financing Uses for transfer to the Capital Improvement Projects Fund to establish the budget for the purchase of the access rights to the property and other project costs; and
- Adopt the next RESOLUTION in order to authorize the purchase of the access rights for the property outlined in the Purchase Agreement.

DISCUSSION

Lorraine Leighton suggested to the City Council to consider opening a homeless shelter at the 100 Fletcher Parkway, the former location of the Police Department.

No one else came forward to speak.

MOTION BY McCLELLAN, SECOND BY KENDRICK, to approve Consent Items 1.1 to 1.11

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC COMMENT:

Bonnie Price requested the City consider enacting a rent control ordinance for mobile home parks in El Cajon to protect the elderly citizens who live on a fixed income.

Yacoub Younan, representing the East County Taxicab owners and drivers, explained that East County drivers are only allowed to pick up fares from the East County, while drivers from the County are allowed to pick up from anywhere in the County. This situation affects their business and they would like to be allowed the same privileges as the county drivers.

Mayor Pro Tem McClellan indicated he is the City's representative for MTS, and has letter to present to MTS.

Mayor Wells requested that **Mayor Pro Tem McClellan** give Council future updates regarding this issue.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS: None

5. COMMISSION REPORTS

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland; Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT: No Report

6.3 COUNCIL ASSIGNMENTS

RECOMMENDATION: That the **City Council** consider and approve council assignments to the various boards and commissions giving El Cajon input on matters important to this region as follows:

Mayor Bill Wells: SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

Mayor Pro Tem Bob McClellan: MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

Councilmember Tony Ambrose: SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA.

Councilmember Star Bales: East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

Councilmember Gary Kendrick: Heartland Communications JPA; Heartland Fire Training JPA.

City Attorney Foley clarified that recent changes in regulations from the FPPC Commission allow **Councilmembers** to vote on the positions assigned to them by **Mayor Wells**.

MOTION BY McCLELLAN, SECOND BY BALES, to APPROVE the council assignments as recommended.

MOTION CARRIES BY UNANIMOUS VOTE.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA; SANDAG (San Diego Association of Governments) - Alternate; SANDAG Public Safety Committee – Alternate

7.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Kendrick** praised the Police Department on doing a great job for the community, and he acknowledged the great job done by the East County Transitional Living Center at Christmas time.

8.

COUNCILMEMBER TONY AMBROSE

Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) - Alternate; East County Economic Development Council; METRO Commission/ Wastewater JPA.

8.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Ambrose** thanked **Chief of Police Redman**, the Police Department, **Fire Chief Sitta** and his staff for participating in the East County Christmas for Kids.

9.

MAYOR PRO TEM BOB McCLELLAN

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

9.1 Council Activities Report/Comments

In addition to the stated report, **Mayor Pro Tem McClellan** apologized for missing the El Cajon Ford celebration due to family emergencies.

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

10. COUNCILMEMBER STAR BALES

East County Economic Development Council - Alternate; METRO Commission/Wastewater JPA – Alternate; Indian Gaming Local Community Benefit Committee – Alternate.

10.1 Council Activities Report/Comments

In addition to the stated report, **Councilmember Bales** thanked Police and Fire staff for their work in making the city a safer place to live in. She expressed her appreciation to everyone who made the Christmas Season a special one for the children in El Cajon.

Mayor Pro Tem McClellan invited the students present in the audience to introduce themselves to **Council**.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

Remainder of page intentionally left blank.

15. CLOSED SESSIONS

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:

<u>Property</u>	<u>Negotiating Parties</u>	<u>Agency Negotiators</u>
APN #482-250-34-00 531-555 Raleigh Avenue	C3 Investments, Inc.	City Manager Assistant City Manager City Attorney

Under negotiation: For the Successor Agency Board to provide instructions to its negotiators regarding the price and terms for payment for the potential sale of property owned by the Successor Agency.

15.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Number of potential cases: 1

15.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: City of El Cajon v. High Rise Patients Group

San Diego Superior Court
Case Number: 37-2014-00040306-CU-MC-CTL

MOTION BY AMBROSE, SECOND BY KENDRICK, to ADJOURN to Closed Session at 3:37 p.m.

MOTION CARRIES BY UNANIMOUS VOTE.

City Attorney Foley explained to the students present at the meeting the reason some items are presented under Closed Session.

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

City Attorney Foley reports the following actions:

- 15.1** On a motion by **Councilmember Bales**, second by **Councilmember Ambrose**, with a unanimous vote, the **City Council** approved the acceptance of an offer made by C3 Investments, Inc. for property located at 531-555 Raleigh Avenue, for \$780,000.00.
- 15.2** City Council gave direction to the City Attorney's Office.
- 15.3** City Council gave direction to the City Attorney's Office.
- 15.4** City Council gave direction to the City Attorney's Office.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 13th day of January, 2015, at 4:17 p.m. to Tuesday, January 27, 2015, at 3:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary