

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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June 23, 2015

An Adjourned 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, June 23, 2015, was called to order by Mayor/Chair Bill Wells at 3:04 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 June 9, 2015, meeting and the Agenda of the June 23, 2015, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **KaBOOM! Bill Beck Park Playground Build**
- **El Cajon Historical Society - Essay Contest Winners**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.12)**

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

Approve Minutes of the June 9, 2015 Meeting 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 ACCEPTANCE OF THE WASHINGTON AVENUE TRAFFIC MONITORING STATION PROJECT, PW 3517/BID NO. 028-15 (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.

**CONSENT ITEMS: (Continued)**

**1.5 RESOLUTION: AWARD OF BID NO. 008-16, ROAD MAINTENANCE MATERIALS (Report: Purchasing Agent)**

Adopt RESOLUTION NO. 050-15 to award the bid to the lowest responsive bidders, LDTCM, LLC dba East County Materials in the estimated amount of \$38,834.86, and Superior Ready Mix Concrete, L.P. in the estimated amount of \$41,718.25.

**1.6 SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP (TSM) 642, MARY STREET, ENGINEERING JOB. NO. 3143 (Report: Assistant City Manager)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 642 at 801 Mary Street between June Way and Ann Street, authorizing execution of the Agreement.

**1.7 CONTRACT AMENDMENT FOR RFP NO. 006-15, DISASTER RECOVERY SYSTEM (Report: Information Technology Manager)**

Authorize the first amendment to the Professional Services Agreement with VPLS Solutions to increase the amount of the contract to \$169,780.95.

**1.8 PULLED FOR DISCUSSION**

**1.9 RESOLUTIONS: APPROVAL OF PLANS AND BID SPECIFICATIONS FOR CITY HALL AND COUNCIL CHAMBERS HVAC PROJECT, IFM3388/BID NO. 005-16 (Report: Assistant City Manager)**

Adopt RESOLUTION NO. 051-15 to approve Plans and Bid Specifications for the City Hall and Council Chambers HVAC Project, IFM3388/Bid No. 005-16, and RESOLUTION NO. 052-15 to direct a Notice Inviting Sealed Bids to be opened on August 5, 2015.

**1.10 ENTERPRISE LICENSE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) (Report: Assistant City Manager)**

Authorize the City Manager to execute a three (3) year Enterprise License Agreement with ESRI for the use of ESRI software products.

**CONSENT ITEMS: (Continued)**

**1.11 RESOLUTION: TENTATIVE AGREEMENT WITH THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS (IAFF) LOCAL 4603 For 2015-2017 MEMORANDUM OF UNDERSTANDING (MOU) (Report: Director of Human Resources)**

Approve the tentative agreement reached with the International Association of Firefighters (IAFF) Local 4603 and authorize the City Manager to execute the final Memorandum of Understanding (MOU) implementing the terms outlined and adopt RESOLUTION NO. 053-15.

**1.12 REVISION TO CITY COUNCIL POLICY A-29, COMPENSATION PLAN FOR EXECUTIVE AND UNREPRESENTED EMPLOYEES AND THE CITY ATTORNEY AND APPROVAL OF CLASS SPECIFICATIONS FOR POLICE RECRUIT AND WEED ABATEMENT INSPECTOR (Report: City Manager)**

Approve the changes to City Council Policy A-29 described in the Agenda Report and reflected on the attachment, as well as the classification specifications for Police Recruit and Weed Abatement Inspector.

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**CONSENT ITEM PULLED FOR DISCUSSION:**

**1.8 LAUNCH OF NEW EL CAJON WEBSITE (Report: Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council receive and file the report.

**Ray Lutz**, Citizens Oversight, recommended adding videos of the **City Council** meetings on the new website.

**City Manager Williford** stated the council meetings will be streamed live as part of the new website.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to APPROVE Consent Items 1.1 to 1.12.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **PUBLIC COMMENT:**

**Bonnie Price** requested an update on the sexual harassment case against a City employee.

**City Attorney Foley** stated there is nothing to report as the case is in the early stages of litigation.

**Kaci McCorkell**, Miss El Cajon 2015 and **Natasha Beepath**, Teen Miss El Cajon, presented a brochure to Council and thanked them for their continued support.

**Councilmembers** spoke in support of the scholarship pageant program.

**Raymond Lutz**, from Citizens Oversight, spoke about the need for the community to be more involved with ECPAC. **Mr. Lutz** spoke against the unlimited time given to a speaker at a previous meeting. He also feels there seems to be a violation of HUD law in regards to funds given to El Cajon Transitional Living Center (ECTLC).

*Recess called at 3:37 p.m.  
Meeting Called back to order at 3:40 p.m.*

**Mayor Wells** asked **City Manager Williford** to share results of investigation conducted by HUD. **City Manager Williford** reported that HUD found no irregularities or wrong-doings by the City in regards to ECTLC.

**Michael Walsh** inquired about the available PACE solar power programs in the City. **City Manager Williford** referred him to **Assistant City Manager Al-Ghafry** for more information.

**Lorraine Leighton** spoke about inappropriate conduct of police officers. She was instructed to file a grievance at the Police Department if desired.

**Monica Zech** spoke about the upcoming Fourth of July celebration at Kennedy Park with a fireworks display sponsored by Waste Management.

## **2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS:**

**3.1 FISCAL YEAR 2015-16 ANNUAL CITY, HOUSING AUTHORITY, AND SUCCESSOR AGENCY BUDGETS (Report: City Manager)**

**RECOMMENDATION:** That the City Council, Housing Authority, and the City of El Cajon as Successor Agency to the former Redevelopment Agency:

- Open the Public Hearing and receive testimony
- Close the Public Hearing;

**THEN**

- 1. Acting as the City Council, adopt the next RESOLUTIONS in order titled:**
  - *Resolution of the City of El Cajon Adopting the Fiscal Year 2015-16 Annual Budget.*
  - *Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2015-16.*
- 2. Acting as the Housing Authority Board of Directors, adopt the next RESOLUTION in order titled:**
  - *Resolution of the El Cajon Housing Authority Adopting the Fiscal Year 2015-16 Budget.*
- 3. Acting as the Successor Agency to the former Redevelopment Agency Board of Directors, adopt the next RESOLUTION in order titled:**
  - *Resolution of the City Council of the City Of El Cajon as the Successor Agency to the former El Cajon Redevelopment Agency Adopting the Fiscal Year 2015-16 Budget.*

**DISCUSSION**

**City Manager Williford** introduced the Item to **Council**.

**Mayor Wells** announced the public hearing is now Open.

**Bonnie Price** asked why the budget information was not on the website as it has been in previous years.

**City Manager Williford** stated the information was in fact online for at least a week, the only difference this year was that a workshop presentation was not done two weeks in advance.

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 3.1 – Continued)**

**MOTION BY AMBROSE, SECOND BY BALES, to Acting as the City Council, ADOPT RESOLUTION NO. 054-15 adopting the Fiscal Year 2015-16 Annual Budget; and Acting as the City Council, ADOPT RESOLUTION NO. 055-15 approving and adopting the Annual Appropriations Limit for Fiscal Year 2015-16.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY AMBROSE, SECOND BY McCLELLAN, to Acting as the Housing Authority Board of Directors, ADOPT RESOLUTION NO. ECHA-18 adopting the Fiscal Year 2015-16 Budget.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY AMBROSE, SECOND BY BALES, to Acting as the Successor Agency to the former Redevelopment Agency Board of Directors, ADOPT RESOLUTION NO. 056-15 adopting the Fiscal Year 2015-16 Budget.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.2 DELINQUENT REFUSE COLLECTION CHARGES (Report: Assistant City Manager )**

**RECOMMENDATION: That the City Council:**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;

**THEN**

- Adopt the next RESOLUTIONS in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills; and,
- Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

**DISCUSSION**

**Assistant City Manager Al-Ghafry** gave information on the Item.

**Mayor Wells** announced the public hearing is now Open.

**PUBLIC HEARINGS: (Item 3.2 – Continued)**

**Ms. Lina Dewey**, 225 S. Ivory, requested additional time to pay her refuse bill due to personal problems.

**Assistant City Manager Al-Ghafry** directed **Ms. Dewey** to a Public Works Representative to get her in touch with Waste Management to resolve her problem.

No one else came forward to speak.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to CLOSE the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY BALES, ADOPT RESOLUTION NO. 057-15A through 057-15G certifying the list of property owners as delinquent in the payment of their mandatory trash service bills with the exception of property listed as 225 S. Ivory.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY BALES, to AUTHORIZE the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill with the exception of property listed as 225 S. Ivory.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4. ADMINISTRATIVE REPORTS:**

**4.1 DEVELOPMENT AND DISPOSITION AGREEMENT BETWEEN EL CAJON HOTEL, LP AND THE CITY OF EL CAJON (Report: City Manager)**

**RECOMMENDATION: That the City Council:**

- Move to Adopt the next RESOLUTION in order Approving Disposition and Development Agreement between El Cajon Hotel, LP and the City of El Cajon.



## **ADMINISTRATIVE REPORTS: (Item 4.1 – Continued)**

### **DISCUSSION**

**City Manager Williford** gave detailed information on the Item to **Council**.

**Mayor Pro Tem McClellan** concurred with **City Manager Williford**, clarifying that the TOT (Transient Occupancy Tax) shared is only for this hotel.

**Councilmember Kendrick** spoke in support of the proposed agreement with El Cajon Hotel, LP.

**Mayor Wells** thanked **City Manager Williford** for his hard work and efforts to bring this project to the City. **City Manager Williford** thanked **City Attorney Foley** and his staff for handling the legal matters on this project.

No one else came forward to speak.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 058-15 approving Disposition and Development Agreement between El Cajon Hotel, LP and the City of El Cajon.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

#### **4.2 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR PEDESTRIAN SAFETY GREENFIELD DRIVE, JOB PW3432, BID NO. 006-16 (Report: Assistant City Manager)**

**RECOMMENDATION:** That the **City Council** adopt the next RESOLUTION in order to approve Plans and Specifications for Pedestrian Safety Greenfield Drive, PW3432, Bid No. 006-16, and direct a Notice Inviting Sealed Bids to be opened on August 20, 2015.

### **DISCUSSION**

**Assistant City Manager Al-Ghafry** gave information about the Item, and introduced **Junior Engineer Marco A. Mendoza** to give a presentation on the project.

**Councilmembers** spoke in support of the project, and thanked the Public Works staff for their hard work.

**Assistant City Manager Al-Ghafry** acknowledged help from the Planning Department.

No further comments were offered.

**ADMINISTRATIVE REPORTS: (Item 4.2 – Continued)**

**MOTION BY McCLELLAN, SECOND BY BALES, to ADOPT RESOLUTION NO. 059-15 approving Plans and Specifications for Pedestrian Safety Greenfield Drive, PW3432, Bid No. 006-16.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 060-15 to direct a Notice Inviting Sealed Bids to be opened on August 20, 2015.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4.3 SEWER BILLING STATUS REPORT AND CONTRACT WITH GLOBAL WATER (Report: Assistant City Manager/Director of Public Works)**

**RECOMMENDATION: That the City Council:**

- Review this Sewer Billing status report;
- Authorize the City Manager to execute the option to renew the agreement with Global Water Management, Inc. (Global) for sewer billing services in accordance with the original agreement, dated March 14, 2012;
- Authorize the City Manager, or designee, to reach a settlement for reduced compensation to Global for prior billing services.

**DISCUSSION**

**City Manager Williford** introduced the Item.

**Assistant City Manager Al-Ghafry** gave a Power Point presentation with information about the problems encountered with the billing system and the current status of the up-to-date billing.

**Mayor Pro Tem McClellan** would like to explore the possibility of billing for sewer services with property taxes in the future. **Council** and **Staff** agreed to revisit this idea in a couple of years, after establishing normalcy in billing.

No further comments were offered.

**ADMINISTRATIVE REPORTS: (Item 4.3 - Continued)**

**MOTION BY BALES, SECOND BY AMBROSE, to AUTHORIZE the City Manager to execute the option to renew the agreement with Global Water Management, Inc. (Global) for sewer billing services in accordance with the original agreement, dated March 14, 2012; and Authorize the City Manager, or designee, to reach a settlement for reduced compensation to Global for prior billing services.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**4.4 RESOLUTION: MAYOR AND CITY COUNCIL COMPENSATION REVIEW (Report: City Manager)**

**RECOMMENDATION: That the City Council** adopt the next RESOLUTION in order adjusting the Mayor and City Council Members' cafeteria compensation to \$1,000.00/month effective January 2016.

**DISCUSSION**

**City Manager Williford** stated that the adjustment to the cafeteria amount for **Councilmembers** is to bring them to an average range with other San Diego County agencies.

**MOTION BY KENDRICK, SECOND BY BALES, to ADOPT RESOLUTION NO. 061-15 to adjust the Mayor and City Council Members' cafeteria compensation to \$1,000.00/month effective January 2016.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**5. COMMISSION REPORTS: None**

**6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

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.

**6.1 Council Activities Report/Comments**

In addition to the submitted report, **Mayor Wells** stated he attended a meeting about City relationships with the Middle Eastern Community.

## ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS (Continued)

### 6.2 LEGISLATIVE REPORT - No Recommended Action.

## ACTIVITIES REPORTS OF COUNCILMEMBERS

### 7.

#### COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

#### 7.1 Council Activities Report/Comments

In addition to the submitted report, **Council Member Kendrick** stated he attended a meeting about City relationships with the Middle Eastern Community.

### 8.

#### 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.

#### 8.1 Council Activities Report/Comments

In addition to the submitted report, **Councilmember Ambrose** stated he attended an event for Habitat for Humanity.

#### 8.2 SAN DIEGO EAST COUNTY BUSINESS INCUBATOR

**RECOMMENDATION:** That the City Council make a contribution of \$10,000.00 to the San Diego East County Business Incubator.

### DISCUSSION

**Councilmember Ambrose** stated the San Diego East County Business Incubator program has been set up with a Board of Directors and a 501(c)(3). He introduced **James Sly**, Vice President for the East County Economic Development Council, and CEO for the newly created incubator program who spoke in support of the program.

No further comments were offered.

**ACTIVITIES REPORTS OF COUNCILMEMBERS (Item 8.2 – Continued)**

**MOTION BY BALES, SECOND BY McCLELLAN, to MAKE a contribution of \$10,000.00 to the San Diego East County Business Incubator.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**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 submitted report, **Mayor Pro Tem McClellan** stated he attended an event for Habitat for Humanity.

**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 submitted report, **Council Member Bales** stated she attended a meeting about City relationships with the Middle Eastern Community.

**11. JOINT COUNCILMEMBER REPORTS: None**

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

**13. ORDINANCES: FIRST READING - None**

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

## 15. CLOSED SESSIONS

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

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

Name of Case: Jacob Taylor v. City of El Cajon, et al.  
San Diego Superior Court  
Case No. 37-2014-00022841-CU-PA-CTL

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

Name of Case: Raymond Goodlow v. City of El Cajon, et al.  
United States District Court, Southern District of California  
Case No. 13CV1524-DMS-NLS

### 15.3 CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.

Agency Designated Representatives: Jim Lynch, Director of Human Resources  
Steve Berliner, Esq., Liebert Cassidy Whitmore  
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group  
El Cajon Municipal Employees Association  
El Cajon Police Officers Association  
El Cajon Police Officers Association Management Group

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:42 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 5:10 P.M.**

**City Attorney Foley** reports the following actions:

- 15.1** Direction was given to City's Legal Counsel
- 15.2** Direction was given to City's Legal Counsel
- 15.3** No direction, no action was taken, status update only.

**Adjournment:** Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 23rd day of June, 2015, at 5:11 p.m. to Tuesday, July 14, 2015, at 3:00 p.m.

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**BELINDA A. HAWLEY, CMC**  
**City Clerk/Secretary**