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# City of El Cajon

*City Council/Housing Authority/Successor Agency  
to the El Cajon Redevelopment Agency*



## Agenda

*September 12, 2017*

*Bill Wells*  
Mayor

*Bob McClellan*  
Mayor Pro Tem

*Steve Goble*  
Councilmember

*Ben Kalasho*  
Councilmember

*Gary Kendrick*  
Councilmember

*Douglas Williford*  
City Manager

*Morgan Foley*  
City Attorney

*Graham Mitchell*  
Assistant City Manager

*Daryl A. Betancur*  
City Clerk



# AGENDA



September 12, 2017  
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 Bill Wells
- **ROLL CALL:** City Clerk Daryl A. Betancur



## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the August 8, 2017, Meeting and the Agenda of the September 12, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - **PROCLAMATION: National Preparedness Month - September 2017**
  - **PROCLAMATION: National IT Professionals Day – September 19**

\*Backup Information Available – Housing Authority and Successor Agency Items are identified.

- **AGENDA CHANGES:**

## CONSENT ITEMS: (1.1 – 1.20)

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/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the August 8, 2017 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

### 1.2 WARRANTS

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

### \*1.4 RESOLUTION: AWARD OF RFP No. 008-18 AUDIO VISUAL SUPPORT SERVICES (Report: Nahid Razi, Purchasing Agent)

**RECOMMENDATION:** That the City Council adopts the next RESOLUTION in order to enter into an agreement for Audio Visual Support Services with Audio Associates of San Diego in the annual not-to-exceed amount of \$168,042.00, for a period of one (1) year with four (4) one-year renewal options.

## **CONSENT ITEMS: (Continued)**

- \*1.5            REPLACEMENT APPOINTEE TO OVERSIGHT BOARD  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION:** That the Mayor appoints **Dan Pavao** to serve as a member of the Oversight Board of the Successor Agency to the El Cajon Redevelopment Agency, replacing **Anthony Shute** as the prior appointee, representing the employees from the recognized employee organization with the largest number of former redevelopment agency employees.

- \*1.6            REQUEST FROM MOTHER GOOSE PARADE ASSOCIATION TO PARTICIPATE AS A SPONSOR AND PROVIDE IN-KIND SUPPORT FOR THE 2017 PARADE  
(Report: Frank Carson, Director of Recreation)**

**RECOMMENDATION:** That the City Council approves the request from the Mother Goose Parade Association to participate as a sponsor and provide in-kind support for the 2017 Mother Goose Parade.

- \*1.7            COMMUNITY EVENT IN THE RIGHT-OF-WAY: HAUNTFEST  
(Report: Adam Tronerud, Acting Recreation Services Manager)**

**RECOMMENDATION:** That the City Council approves the use of the public right-of-way for the 6<sup>th</sup> Annual Haunt Fest.

- \*1.8            SUBDIVISION AGREEMENT AND FINAL MAP FOR TENTATIVE SUBDIVISION MAP 661; ENGINEERING JOB NO. 3540  
(Report: Yazmin Arrellano, City Engineer/Deputy Director of Public Works)**

**RECOMMENDATION:** That the City Council approves the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 661, City of El Cajon PRD 69, Engineering Job No. 3540.

## **CONSENT ITEMS: (Continued)**

- \*1.9            APRIL – JUNE 2017 QUARTERLY TREASURER’S REPORT  
(Report: Clay Schoen, Director of Finance and Treasurer)**

**RECOMMENDATION:** That the City Council receives the Treasurer’s Report for the quarter ending June 30, 2017.

- \*1.10            FIRST QUARTER BUDGET AMENDMENTS FOR FISCAL YEAR 2017-2018  
(Report: Clay Schoen, Director of Finance)**

**RECOMMENDATION:** That the City Council appropriates carry-over funding of \$3,270,288.00 from Fiscal Year 2016-2017 approved Capital Improvement Projects, capital outlay requests, and programs, to be expended in Fiscal Year 2017-2018 (Table 1).

- \*1.11            PROFESSIONAL SERVICES AGREEMENT WITH NV5 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WASTEWATER RATE STUDY  
(Report: Yazmin Arrellano, Deputy Director of Public Works/City Engineer)**

**RECOMMENDATION:** That the City Council authorizes the City Manager to negotiate and execute a Professional Services Agreement with NV5, for Professional Engineering Services for a Wastewater Rate Study (Study) in the amount of \$99,000.00 for a one (1) year term with renewable options upon agreement of both parties.

- \*1.12            RESOLUTION: AUTHORIZATION FOR THE EXECUTION OF A PROGRAM SUPPLEMENT AGREEMENT WITH CALTRANS FOR THE WASHINGTON AVENUE COMPLETE STREETS PROJECT (HSIPL 5211 (037) – PW3617) FEDERAL-AID GRANT PROJECT  
(Report: Yazmin Arrellano, City Engineer/Deputy Director of Public Works)**

**RECOMMENDATION:** That the City Council adopts the next RESOLUTION in order to approve a Program Supplement Agreement No. 054-F, HSIPL 5211 (037), for a Federal-Aid grant project for the Washington Avenue Complete Streets Project (PW3617).

## **CONSENT ITEMS: (Continued)**

- \*1.13            2017-2018 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT  
(Report: Jeff Davis, Chief of Police)**

**RECOMMENDATION: That the City Council takes the following actions:**

- Authorizes the City Manager or designee to accept the California Office of Traffic Safety STEP Grant in the total amount of \$200,000.00 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriates California Office of Traffic Safety STEP Grant funds in the amount of \$153,012.00 for overtime, \$4,239.00 for training, \$42,749.00 for supplies, services and equipment, for a total of \$200,000.00.

- \*1.14            CONTRACT AMENDMENT WITH PROJECT PROFESSIONALS CORPORATION FOR CONSTRUCTION OBSERVATION AND CONSTRUCTION INSPECTION SERVICES FOR THE EL CAJON ANIMAL SHELTER PROJECT  
(Report: Yazmin Arrellano, Deputy Director of Public Works/City Engineer)**

**RECOMMENDATION: That the City Council authorizes** the City Manager to negotiate and execute an amendment to the Agreement for Professional Services with Project Professionals Corporation (PPC), approve PPC's cost proposal, and modify the not-to-exceed amount to \$217,840.00, as needed for the continuation of construction observation and construction inspection services for the El Cajon Animal Shelter Project (Project).

- \*1.15            RESOLUTION: AWARD OF BID NO. 006-18 – TRAFFIC SAFETY CALMING 2017 – EL CAJON VALLEY HIGH SCHOOL  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION: That the City Council:**

- Finds the fourth low bidder non-responsive for failure to submit a properly executed bid bond; and
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder; T & M Electric, Inc. dba Perry Electric in the amount of \$281,617.50 for the base bid and additive alternates.

## **CONSENT ITEMS: (Continued)**

- \*1.16            RESOLUTION: AWARD OF BID NO. 010-18 WELLS PARK FENCING RE-BID  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopts the next RESOLUTION in order, contingent upon the approval of the First Quarter Budget Amendments, awarding the bid to the lowest responsive, responsible bidder, Ardmore Construction, in the amount of \$44,000.00.

- \*1.17            RESOLUTION: REJECTION AND RE-BID OF BID NO. 009-18 – TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION:** That the City Council:

- Adopts the next RESOLUTION in order rejecting the sole bid received; and
- Authorizes re-bidding the project with revised specifications.

- \*1.18            RESOLUTION: AWARD OF BID NO. 007-18 – STONEY’S NEIGHBORHOOD PARK IMPROVEMENTS  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION:** That the City Council:

- Finds the second low bidder non-responsive for the reason set forth in this agenda report; and
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, Clean Cut Landscape, Inc. in the amount of \$434,867.10.

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## CONSENT ITEMS: (Continued)

- \*1.19      **SAN DIEGO GAS & ELECTRIC (SDG&E) EQUIPMENT DONATION TO FIRE DEPARTMENT**  
(Report: Colin Stowell, Fire Chief)

**RECOMMENDATION:** That the City Council takes the following action:

- Accept the donation of a Thermal Imaging Camera from San Diego Gas and Electric Company.

- \*1.20      **UNITED STATES DEPARTMENT OF JUSTICE ASSISTANCE GRANT (JAG) FY2017 APPLICATION**  
(Report: Jeff Davis, Chief of Police)

**RECOMMENDATION:** That the City Council **accepts** the United States DOJ Justice Assistance Grant FY2017 Application as informational only to meet the grant requirement to provide the JAG FY2017 Grant Application to the governing body. If the Police Department receives the award, Council action will be needed to accept and appropriate the grant.

## PUBLIC COMMENT

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon 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, Authority 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 STATUS REPORT OF SOLTERRA SENIOR RESIDENCES  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council accepts and files the administrative report.

- \*4.2 DONATION OF FOUR-DIAL STREET CLOCK FROM THE ROTARY CLUB OF EL CAJON  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council agrees to support and accept the donation, in concept, of a Four-Dial Street Clock from the Rotary Club of El Cajon.

- \*4.3 GRANT AGREEMENTS WITH CRISIS HOUSE FOR FUNDING A HOUSING NAVIGATOR AND DISTRIBUTION OF HOUSING ASSISTANCE FUNDS  
(Report: Graham Mitchell, Assistant City Manager)**

**RECOMMENDATION:** That the City Council approves:

1. A grant agreement with Crisis House to fund a housing navigator position; and
2. A grant agreement with Crisis House to distribute housing assistance funds.

#### **5. COMMISSION REPORTS: - None**

#### **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**

## **ACTIVITIES REPORTS OF MAYOR WELLS: (Continued)**

**\*6.2 LEGISLATIVE REPORT – Continued Opposition to Assembly Bill (AB) 805 (Gonzalez-Fletcher)**

**RECOMMENDATION:** That the City Council continues to oppose Assembly Bill 805 (Gonzalez-Fletcher).

## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

**COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

**\*7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

**8.**

**MAYOR PRO TEM BOB MCCLELLAN**

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

**\*8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

**9.**

**COUNCILMEMBER BEN KALASHO**

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

**\*9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

## **ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

### **10.**

#### **COUNCILMEMBER STEVE GOBLE**

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 - Alternate.

#### **\*10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **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 El Cajon Redevelopment Agency adjourns to Closed Sessions 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: City of El Cajon v. 905 West Main, LLC, et al.

San Diego Superior Court  
Case No. 37-2015-00040836-CU-OR-CTL

## CLOSED SESSION ITEMS: (Continued)

### 15.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Section 54956.8 of the Government Code:

Property	Negotiating Parties	Agency Negotiators
APN#488-083-03 115 Rea Avenue	Sennan “Scott” Salmu	City Manager Assistant City Manager City Attorney Cameron Czubernat Kerry A. Schimpf

**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.

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

Name of Case: Larry Hauser et al. v. City of El Cajon, et al.

United States District Court  
Southern District of California  
Case No. 16cv3091-W-MDD

## 16. RECONVENE TO OPEN SESSION:

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

**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 12<sup>th</sup> day of September 2017, is adjourned to Tuesday, September 12, 2017, at 7:00 p.m.

## **GENERAL INFORMATION:**

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

### **\*A. July 2017 Donations to the El Cajon Animal Shelter**

**07/07/17 (Anonymous Donation) (\$728.46)  
United Way of San Diego County ID #159327**

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

Tuesday, September 12, 2017  
7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

**A G E N D A**

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Daryl A. Betancur

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **PRESENTATIONS:**
  - **PROCLAMATION:** El Cajon Main Street Flag Program 15<sup>th</sup> Anniversary
- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket 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, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

\*Backup Information Available – Housing Authority and Successor Agency Items are identified

**PUBLIC HEARINGS:**

- \*100 RESOLUTIONS: HABITAT FOR HUMANITY ON BALLANTYNE – PROPOSED GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, AND TENTATIVE SUBDIVISION MAP FOR A FIVE-LOT RESIDENTIAL AFFORDABLE HOUSING SUBDIVISION – 585 BALLANTYNE STREET  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION: That the City Council:**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order ADOPTING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Moves to ADOPT the next RESOLUTION in order APPROVING the General Plan Amendment;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING the Zone Reclassification;
- Moves to ADOPT the next RESOLUTION in order APPROVING the site Development and Tentative Subdivision Map; and

Directs the City Clerk to recite the title of the Ordinance

**ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 12<sup>th</sup> day of September, 2017, is adjourned to Tuesday, September 26, 2017, at 3:00 p.m.**



## Upcoming Events in El Cajon City Council Meeting for September 12, 2017



**Antique & Collectible Show** - *Wednesday September 13, 12 p.m. - 4 p.m.*

Come see unique collectibles, from artwork to jewelry. Appraisals are available for \$5 an item. Parking and admission are free. The event will be held at the Unity Church at 311 Highland Avenue, El Cajon. For more information, please call (619) 368-2055.

**Cajon Classic Cruise Car Show *Cajon Speedweek*** - *Wednesday September 13, 5 p.m. - 8 p.m.*

Car shows are every Wednesday night through October 25, 5 p.m. to 8 p.m., in the 200 block of East Main Street. The 2017 season of the Cajon Classic Cruise is hosted by the Downtown El Cajon Business Partners. For more information, call (619) 334-3000 or visit [www.downtownelcajon.com](http://www.downtownelcajon.com).

**September 14 - The El Cajon Farmers' Market** - *Thursday September 14, 3 p.m. to 7 p.m.*

Enjoy fresh fruit, vegetables, vendors and more! The market is hosted every Thursday 3 p.m. to 7 p.m. in the Prescott Promenade, at 201 E. Main Street. Please visit [www.elcajonfarmersmarket.org](http://www.elcajonfarmersmarket.org).

**ALL FORE R.E.C. Golf Tournament at Sycuan Resort!** *Friday September 15, beginning at 12 p.m.*

The golf tournament begins at 12 p.m. with a Shotgun start. Proceeds for the event help fund scholarship programs within the El Cajon Recreation Department. Hosted by the El Cajon Recreation Department and Crest Kiwanis. For information, call (619) 441-1673 or visit [www.elcajonrec.org](http://www.elcajonrec.org).

**Dinner & a Concert - *Siren's Crush (Modern Pop/Dance)*** - *Friday September 15, 6 p.m. to 8 p.m.*

Enjoy music and dancing from 6 p.m. to 8 p.m., every Friday through September 29 in the Prescott Promenade located at 201 E. Main Street in Downtown El Cajon. For a complete lineup of concerts, visit [www.downtownelcajon.com](http://www.downtownelcajon.com).

**City Hall Closed (Alternate Fridays)** - *Friday September 22*

For a full calendar of City Hall office hours, visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**City Council Meetings** - *Tuesday September 26, 3 p.m. and 7 p.m. (as needed)*

Meetings are held the second and fourth Tuesday of the month as needed in the Council Chamber at 200 Civic Center Way. For information, and to view the full agenda online, visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**Oktoberfest!** *September 29, 30 & October 1 and October 6, 7 & 8*

Come and experience a real German Oktoberfest in El Cajon, hosted by the German American Societies of San Diego, Inc. Enjoy authentic German food and music! Adult admission, 21 and up, is \$10 Fridays & Saturdays, \$5 on Sundays. No entry fee for those under age 21 and for active duty military. This event is located at 1017 S. Mollison Avenue. Free shuttles from the MTS station on Marshall Avenue. For more information, visit [www.oktoberfestelcajon.com](http://www.oktoberfestelcajon.com) or call (619) 442-6637.

**Heartland Fire Open House** - *October 7, 10 a.m. to 2 p.m.*

Enjoy free family fun and numerous health and safety displays during the Heartland Fire Open House. The open house will be hosted at Fire Station 6, located at 100 East Lexington Avenue. For more information, call (619) 441-1737 or visit [www.heartlandfire.org](http://www.heartlandfire.org).

**The Fall City News & Recreation Guide - Is Now Available!**

The guide is available online by visiting [www.cityofelcajon.us](http://www.cityofelcajon.us) and selecting the "In The Spotlight" link. In addition, copies are available at any of the El Cajon recreation centers, local libraries, and in the lobbies of City Hall and the El Cajon Police Station. For more information, call (619) 441-1516.

**Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at [www.cityofelcajon.us](http://www.cityofelcajon.us).** Register for the "E-NOTIFICATION."