

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JUNE 24, 2003

An Adjourned Regular Joint Meeting of the El Cajon City Council and Redevelopment Agency of the City of El Cajon, California held Tuesday, June 24, 2003 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 7:00 p.m. meeting held June 10, 2003.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos, Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director; Munzenmaier, Director of Public Works; Griffin, 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 June 10, 2003 Meeting and the Agenda of the June 24, 2003, Meetings according to State Law and Council/Agency Policy.

PRESENTATIONS

Commendation: El Cajon Rotary Club and Boy Scout Troop 362 – Main Street Flag Program

Councilmember Ramos presents the Commendation to **Allen Brown, El Cajon Rotary Club, Scout Master Larry Ashbacher, and Troop 362, Boy Scouts of America.**

Scout Master Ashbacher introduces Boy Scouts and Assistant Scout Masters from the troop.

Proclamation: “Parks and Recreation Month” – July, 2003

Mayor Lewis proclaims the month of July 2003 to be “Parks and Recreation Month”. **Beckee Handrich-Seaman, Chair of Parks and Recreation Commission; Lori Beliveau, Director of Recreation; Chris Presmyk, Director of Parks; and Eilee Boland, 4th Grade Essay Contest Winner** accept the proclamation. **Miss Boland** reads her essay and introduces her family. Recreation staff distributes “Let’s Go” brochures, a guide for the locations of parks throughout San Diego County.

Mayor Lewis informs of the College District’s request for local businesses to participate in the Proposition R Construction project to repair and renovate aging facilities. A workshop on contracting and small business opportunities will be held from 5:30 p.m. to 7:30 p.m., on Thursday, June 26, 2003, at the El Cajon Community Center located at 195 E. Douglas Avenue.

Mayor Lewis calls attention to the picture and article on the front page of the El Cajon Gazette, entitled “City Clerk Takes a Ride on the Wild Side”.

AGENDA CHANGES:

Mayor Lewis requests General Information Item F, News Release-Annual 4th of July Fireworks Display at Kennedy Park, be pulled for discussion as Item 8.

MOTION BY Lewis, SECOND BY McClellan to add General Information Item “F”, News Release-Annual 4th of July Fireworks Display at Kennedy Park, as Item 8A.

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (1.1 – 1.12)

MOTION BY Lewis, SECOND BY Ramos. to approve Consent Items 1.1 - 1.12.

MOTION CARRIES BY UNANIMOUS VOTE.

CONSENT ITEMS: (CONTINUED)

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the June 10, 2003 Meetings of the El Cajon City Council/Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 RESOLUTION NO. 105-03: REJECTING BID FOR FLETCHER HILLS PARK CONCESSION FACILITY (Report: Purchasing Agent)

Adopt RESOLUTION NO. 105-03 to reject all bids and authorize re-bidding of the project.

1.4 RESOLUTION NO. 106-03: AWARD BID FOR ELEVATOR MAINTENANCE (Report: Purchasing Agent)

Adopt RESOLUTION NO. 106-03 and award the bid to San Diego Elevator in the amount of \$6,120.00.

1.5 CONTRACT AMENDMENT: PARAMEDIC MUTUAL AID SERVICES (Report: Fire Chief)

Approve the contract amendment between the County of San Diego and the City of El Cajon for Paramedic Mutual Aid Services.

1.6 RESOLUTION NO. 107-03: LOCAL AGENCY INVESTMENT FUND

Adopt RESOLUTION NO. 107-03 authorizing participation by the City of El Cajon in the Local Agency Investment Fund and making changes in names and positions of persons authorized to act on behalf of the City of El Cajon due to personnel changes.

REDEVELOPMENT AGENCY ITEM:

1.7 ECRA RESOLUTION NO. 354: LOCAL AGENCY INVESTMENT FUND

Adopt ECRA RESOLUTION NO. 354 to authorize investment of El Cajon Redevelopment Agency monies in Local Agency Investment Fund and further authorizing certain activities in connection therewith.

CONSENT ITEMS: (CONTINUED)

1.8 DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS GRANTS – FISCAL YEARS 2001 and 2002 DEPARTMENT OF HOMELAND SECURITY GRANT – FISCAL YEAR 2003 (Report: Fire Chief)

RECOMMENDATION:

- Accept the award of three grants provided by the Department of Justice, Office of Justice Programs and the Department of Homeland Security, for the purchase of personal protective equipment, monitoring equipment, and general equipment, to be utilized to mitigate the effects of a chemical, biological, radioactive, nuclear or explosive attack. Award amounts are \$23,248, \$31,734 and \$56,911 respectively, and are for Police and Fire Departments, as well as other departments who respond to mitigate these hazards. AND
- Accept the award of as much as \$180,000 additional funds, which will be finalized at a later date.

1.9 WASTEWATER INFRASTRUCTURE MUTUAL AID AGREEMENT (Report: Director of Public Works)

Approve the San Diego County Public Wastewater Agencies Mutual Aid agreement for emergency assistance for wastewater infrastructure.

1.10 LETTERS OF APPRECIATION – *WALL OF FAME*

Authorize the following letters to be included on the City's *Wall of Fame* and/or letters of appreciation be sent to the appropriate parties.

Letter from Dee Bianconi commending Donna Bernard and Richard Odiorne with the Public Works Department for the "high quality of customer service which they provided."

Letter from John and Mary Hess commending Al Cablay, Bill Brockman, Tom Mitchem and other Public Works staff for completion of street repairs on Pine Drive.

1.11 DISPOSAL OF VERY HIGH FREQUENCY (VHF) VEHICLE MOUNTED RADIOS (Report: Chief of Police)

Approve the donation of Police Department surplus VHF Mobile Radios to the U.S. Coast Guard Auxiliary and to the U.S. Air Force Civil Air Patrol for their search and rescue and civil defense service to the public.

CONSENT ITEMS: (CONTINUED)

1.12 RESOLUTION NO. 108-03: AWARD BID FOR WEST MAIN STREET RESURFACING PROJECT (Report: Purchasing Agent)

Adopt RESOLUTION NO. 108-03 and award the bid to Star Paving, Inc. in the amount of \$669,052.55 and approve additional funding in the amount of \$60,000 from Traffic Congestion Relief Funds (AB438).

PUBLIC COMMENT: None

2. WRITTEN COMMUNICATIONS: (2.1 – 2.3)

2.1 PRESENTATION: SDG&E 20-YEAR RESOURCE PLAN

Stuart Wells, Public Affairs Manager for San Diego Gas and Electric, has asked to make a 15-minute presentation on the 20-year Resource Plan.

DISCUSSION

Councilmember McClellan questions the status of the 49 KV power plant approved by the City Council of El Cajon. **Mr. Wells** responds that the plant (a peaker plant) is ready to go, if needed. Cal-Peak is responsible for determining when peaker plants should be utilized during the year.

Councilmember Ramos:

- Expresses concern that SDG&E's proposal to have 20% of their generation provided by renewable energy by the year 2017 is not fast enough and that the regional energy strategy plan and regional energy office appear to be influenced by SDG&E.
- The energy strategy does not rely on completion of the Valley Rainbow transmission, which has been denied, however if completed, it will be an added incentive for everyone.
- No public input was considered in putting the plan together.
- Businesses such as Buck Knives have left the state because of the energy crisis, while SDG&E and SEMPRA have had the largest profit years in history.

No further comments are offered.

WRITTEN COMMUNICATIONS: (CONTINUED)

2.2 LETTER: CITY OF LA MESA RE: CONSOLIDATION OF FIRE SERVICES

La Mesa Councilmember Dave Allan provides information gathered at a meeting to discuss consolidation of fire services and asks if El Cajon would like to pursue further discussion.

DISCUSSION

City Clerk Linn informs that Councilmember Allan will not be able to attend because of a Council meeting in the City of La Mesa.

Mayor Lewis suggests that the pros and cons be referred to the City Manager and Fire Department for consideration and have them report back to the Council.

Councilmember McClellan suggests Council explore the issues rather than sending it back to the Fire Department for comment.

City Manager Garrett notes that there are a variety of potentials and obstacles to this issue.

Councilmember Santos prefers the comments be referred back to the City Manager and Fire Department.

Mayor Pro Tem Kendrick requests a detailed analysis of the pros and cons of the Lemon Grove/San Miguel consolidation.

City Manager Garrett notes that **Councilmember Allan** is expecting a report back from El Cajon on their analysis of the proposal.

MOTION BY Lewis, SECOND BY McClellan, to refer to the City Manager and the Fire Department and participate in any future meetings called by the City of La Mesa.

MOTION CARRIES BY UNANIMOUS VOTE.

WRITTEN COMMUNICATIONS: (CONTINUED)

2.3 LETTER: REQUEST FOR GREEK FESTIVAL TO BE A COMMUNITY WIDE EVENT

Nick Paschalydis, Chair of the Greek Festival, requests that Council designate the Festival as a Community Wide Event and allow sign and banners to advertise the event.

DISCUSSION

Councilmember Santos excuses himself from participating in discussion on this item due to a possible conflict of interest according to California law in that he lives within the noticed area. He leaves the Council Chambers.

Director of Community Development Griffin provides background information and notes that there were four residents speaking in favor of the festival, including a neighbor that had previously complained about noise from the music. This year this festival is reduced from 3 days to 2, and the curfew has been reduced from 11 p.m. to 9 p.m.

City Manager Garrett responds that this applicant's request is limited to placing signs throughout the city.

City Attorney Foley advises that a process and procedure for city-wide events will be brought back that allows for an application to be processed by staff and appealed to the City Council in the event of a denial.

Nick Paschalydis, Chair, Greek Festival, 11427 Meadowcreek Road, states that they are willing to comply with the City and neighbors.

Councilmember McClellan commends **Mr. Paschalydis** for his efforts in working with the City and neighbors.

Mr. Paschalydis informs that the festival will be held on July 12 from 11:00 a.m. to 9:00 p.m., and on July 13 from 12:00 p.m. to 9:00 p.m. at the Masonic Lodge located at 695 Ballantyne.

No further comments are offered.

WRITTEN COMMUNICATIONS: (CONTINUED)

MOTION BY Lewis, SECOND BY McClellan, to consider the Greek Festival as a Community Wide Event to allow signs and banners to advertise the event.

AYES: McClellan, Ramos, Lewis, Kendrick
NOES: None
DISQUALIFIED: Santos (due to a possible financial conflict of interest according to State Law)

MOTION CARRIES.

Councilmember Santos returns to Council Chambers.

PUBLIC HEARINGS: (3.1 – 3.5)

3.1 FISCAL YEAR 2003-04 ANNUAL CITY AND REDEVELOPMENT AGENCY BUDGETS (Report: City Manager)

RECOMMENDATION: *That the City Council/Redevelopment Agency hold a joint public hearing to consider the 2003-04 City/ECRA proposed budget and:*

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

As the City Council, adopt RESOLUTIONS as follows:

- RESOLUTION of the City of El Cajon Adopting the Fiscal Year 2003-04 Annual Budget
- RESOLUTION approving and adopting the Annual Appropriations Limit for Fiscal Year 2003-04.

As the Redevelopment Agency Board of Directors adopt

- RESOLUTION of the El Cajon Redevelopment Agency Approving the Fiscal Year 2003-04 Budget.

DISCUSSION

City Manager Garrett presents an overview of the budget, which reflects the fiscal realities of the City and stays within limits for at least this next year. The main highlights are: a proposed 5% reduction in personnel and a 10% reduction cost in non-personnel across the board for the General Fund.

The Promotions Budget is reduced to \$15,000 of which the Miss El Cajon Pageant has requested \$10,000 and \$5,000 remains unallocated. The East County Visitors Bureau has submitted a written request for \$7,000.

PUBLIC HEARINGS: (CONTINUED)

Councilmember Ramos comments the State may take funds allocated for redevelopment and inquires if the City has set aside funds should this occur. In response, **City Manager Garrett** notes that the City is not proposing any new redevelopment projects except for some in the downtown area.

Mayor Lewis announces that the Public Hearing is now Open.

No one comes forward to be heard.

MOTION BY Lewis, SECOND BY Ramos, to Close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

Councilmember McClellan comments that the City cannot afford to allocate any funds for promotions or special projects due to budget constraints and the expectation of laying off employees over the next three years.

MOTION BY Lewis, SECOND BY Kendrick, to approve the Promotions Budget for \$15,000 - \$10,000 to the Miss El Cajon Pageant and \$5,000 to the East County Visitors Bureau.

AYES: Santos, Kendrick, Lewis
NOES: McClellan, Ramos
ABSTAIN: None

MOTION CARRIES.

MOTION BY Lewis, SECOND BY Kendrick, to adopt Resolution No. 109-03 of the City of El Cajon adopting the Fiscal Year 2003-04 Annual Budget.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. 110-03 to approve the Annual Appropriations Limit for FY 2003-04.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY Lewis, SECOND BY Ramos, to adopt Resolution No. ECRA-355 of the El Cajon Redevelopment Agency approving the FY 2003-04 Budget.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (CONTINUED)

City Manager Garrett and the **Mayor and Council** commend **Mike Shelton, Director of Finance** and his staff, and the Department heads, for rising to the occasion in preparing their budgets. **Director Shelton** will make a presentation on the status of the City's budget to all employees.

3.2 DELINQUENT REFUSE COLLECTION FEES (Report: Assistant City Manager)

RECOMMENDATION: *That the City Council Open the Public Hearing, consider any testimony, Close the Public Hearing and*

- Adopt the next RESOLUTION in order certifying the list of property owners as delinquent in the payment of their mandatory trash service bills;
- 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.

Councilmember McClellan disqualifies himself from participating on Items 3.2, 3.3 and 3.4 due to a possible conflict of interest according to California law, and leaves the Council Chambers.

Mayor Lewis announces that the Public Hearing is now Open.

Catherine Chow, 1136 W. Chase Avenue, El Cajon, CA 92020, informs that the house at the address being billed has been vacant since August , 2002 and was sold in May, 2003.

City Manager Garrett refers **Ms. Chow** to the Waste Management representative who will look into the matter and contact the City when the issue is resolved.

MOTION BY Lewis, SECOND BY Santos, to Close the Public Hearing.

AYES: Ramos, Santos, Kendrick, Lewis
NOES: None
DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

PUBLIC HEARINGS: (CONTINUED)

MOTION BY Lewis, SECOND BY Santos, to adopt Resolution No. 111-03 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, and the property at 113 West Chase Avenue to be resolved.

AYES: Ramos, Santos, Kendrick, Lewis

NOES: None

DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

MOTION CARRIES.

3.3 DELINQUENT WEED ABATEMENT CHARGES (Report: Fire Chief)

RECOMMENDATION: *That the City Council Open the Public Hearing, consider any testimony, Close the Public Hearing and*

- Adopt the next RESOLUTION in order to authorize the City Clerk to place liens on properties and amounts on the next tax bills for properties with outstanding weed abatement bills for services provided by Fire Prevention Services, Inc. (FPSI), as authorized by the City.

DISCUSSION

Mayor Lewis inquires about the status of the vacant property at 141 N. Magnolia. **City Manager Garrett** responds that the property has been noticed and given 30 days to abate.

Mayor Lewis announces that the Public Hearing is now Open.

Claire Carpenter, Executive Director, El Cajon Community Development Corporation, informs that the property at 141 N. Magnolia is of concern to ECCDC.

Eric Hanigan, 4569-A Mission Gorge Place, San Diego, CA, representing Sylvester Ancona, comments about her bill for trees growing within 10 feet of a fire place.

Marie Allen, 1774 Greenfield Ct., El Cajon, CA 92021, expresses concern about the bill for trimming trees at her address.

James de Ridder, 1504 Luke Lane, El Cajon, CA 92021, discusses the bill for removal of construction debris.

PUBLIC HEARINGS: (CONTINUED)

Barbara Behue, 9555 Grossmont Summit, La Mesa, CA, expresses concern about five charges to remove weed on vacant property on Calle Las Palmas.

Eugene Bigay, 152 Wood Street, Doylestown, PA 18901 calls attention to the height requirements for trees extending over sidewalks south on Johnson.

No further comments are offered.

MOTION BY Lewis, SECOND BY Kendrick, to Close the Public Hearing.

AYES: Ramos, Santos, Kendrick, Lewis
NOES: None
DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

MOTION CARRIES.

MOTION BY Lewis, SECOND BY Santos, to adopt Resolution No. 112-03, to authorize the City Clerk to place liens on properties and amounts on the next tax bill for properties with outstanding weed abatement bills for services provide by Fire Prevention Services, Inc. (FPSI), as authorized by the City.

AYES: Ramos, Santos, Kendrick, Lewis
NOES: None
DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

Recess called at 5:22 p.m.
Called back to order on 5:29 p.m.

3.4 DELINQUENT SEWER SERVICE CHARGES (Report: Director of Finance)

RECOMMENDATION: *That the City Council Open the Public Hearing, consider any testimony, Close the Public Hearing and*

- Adopt the next RESOLUTION in order confirming the charges and levying the assessments on the next regular tax bill and
- Authorize the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

PUBLIC HEARINGS: (CONTINUED)

DISCUSSION

Mayor Lewis announces that the Public Hearing is now Open.

No one comes forward to be heard.

MOTION BY Lewis, SECOND BY Kendrick, to Close the Public Hearing.

AYES: Ramos, Santos, Kendrick, Lewis
NOES: None
DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

MOTION CARRIES.

MOTION BY Lewis, SECOND BY Santos, to adopt Resolution No. 113-03 confirming charges and levying the assessments on the next regular tax bill and authorize the City Clerk to place a lien on delinquent properties and forward a list to the County Tax Assessor for billing on the next property tax bill.

AYES: Ramos, Santos, Kendrick, Lewis
NOES: None
DISQUALIFIED: McClellan (due to a possible financial conflict of interest according to State Law)

MOTION CARRIES.

Councilmember McClellan returns to the Council Chambers at this time.

REDEVELOPMENT AGENCY ITEM:

3.5 FIVE YEAR IMPLEMENTATION PLAN REVIEW (Report: Redevelopment Manager)

RECOMMENDATION: *That the Redevelopment Agency*

- Open the Public Hearing and receive testimony
- Close the Public Hearing and
- Accept the report as submitted, offer comment on the various accomplishments and achievements of the past five years or provide suggestions for future projects as the next five year plan is prepared.

PUBLIC HEARINGS: (CONTINUED)

DISCUSSION

Councilmember Ramos comments that there is not sufficient information to address the parking situation downtown.

Mayor Lewis announces that the Public Hearing is now Open.

Claire Carpenter, Executive Director, El Cajon Community Development, 168 E. Main Street, advises that a Short Term Parking Study is completed, which considered projected build out including the Park and Ballantyne project, and shows extra parking will be available. The Transportation Long Term Parking Study requested by the Council is being finalized and will be available soon.

Councilmember McClellan agrees that all parking issues should be addressed prior to reviewing any other projects.

Director of Community Development Griffin comments that the parking requirements for downtown are included in Specific Plan 182. An amendment will be brought before the Planning Commission in the next 60 days to include an expansion of the CDC boundaries.

City Manager Garrett advises that the purpose of this report is for the Council to not only look at what was done, but to provide suggestions for future projects.

No further comments are offered.

MOTION BY Lewis, SECOND BY Kendrick, to Close the Public Hearing and accept the report as submitted with comments made by Council.

AYES: Santos, Kendrick, Lewis
NOES: McClellan, Ramos
ABSTAIN: None

MOTION CARRIES.

3. ADMINISTRATIVE REPORTS: (3.6 – 3.9)

3.6 POLICE CHIEF'S REPORT

Chief of Police Davis reports on the Department's activities and reviews issues relating to mutual aid, community policing, the live scan program, and traffic related information (red light camera enforcement, DUI checkpoints, seatbelt enforcement and checkpoints, and warrant information).

DISCUSSION ONLY.

ADMINISTRATIVE REPORTS: (CONTINUED)

**3.7 UNSAFE-SUBSTANDARD PROPERTY AT 1037 MAXWELL AVENUE
(Report: Building Official)**

RECOMMENDATION: *That the City Council take appropriate action based on a verbal report given by the Building Official regarding the current status of the property.*

DISCUSSION

Dan Pavao, Building Official, informs the property owner is completing the renovation, which will be done in approximately two weeks.

David Langill, 13131 Chrisy Way, Lakeside, CA 92040, expresses concern about receipt of a letter from the City informing him of \$41,000 in penalty fees.

Ellie Durbin, Century 21, 810 Jamacha Road, advises she represents the seller and the buyer, and requests Council reconsider the fees as the seller was not able to maintain the property and the buyer was not aware of the penalties imposed.

Discussion ensues among **Council** regarding the assessment of civil penalties imposed, the need for more legal advice, and the applicant's concern that escrow closed prior to the lien being recorded.

City Attorney Foley advises the company representing the buyer and seller was aware of the first notice posted indicating that the penalties were being assessed against the property.

No further comments are offered.

MOTION BY Lewis, SECOND BY McClellan to assess \$2,717.37 to the new property owner, waive civil penalties and direct staff to release the lien upon payment of the \$2,717.37 and upon obtaining the necessary permits to complete the work on the property.

MOTION CARRIES BY UNANIMOUS VOTE.

Adjournment: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 24th day of June 2003 at 6:30 p.m. to Tuesday, June 24, 2003 at 7:00 p.m.

City Clerk/Secretary

JOINT MEETING OF THE EL CAJON CITY COUNCIL AND REDEVELOPMENT AGENCY



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

JUNE 24, 2003

An Adjourned Regular Joint Meeting of the City Council and Redevelopment Agency of the City of El Cajon, California, held Tuesday, June 24, 2003 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, June 24, 2003 by order of the City Council and Redevelopment Agency.

ROLL CALL

Council/Agencymembers present:	McClellan, Ramos (arrives at 7:10 p.m.), Santos
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Lewis
Other Officers present:	Linn, City Clerk/Secretary Foley, City Attorney/General Counsel Garrett, City Manager/Executive Director Krukowski, Traffic Engineer Griffin, 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)

AGENDA CHANGES: None

PUBLIC COMMENT: None

100 LOTTERY FOR EIGHT NEW SINGLE FAMILY HOMES TO BE SOLD TO FIRST TIME HOMEBUYERS (Report: Director of Community Development)

RECOMMENDATION: That the City Council

☒ **conduct a drawing to choose sixteen (16) family's names.**

- Staff will introduce Brady Gunther of San Diego Interfaith Housing Foundation, who will briefly describe the process in conjunction with Cheryl Gober of IMC Funding.
- Staff suggests the Mayor draw the first name, the Mayor Pro Tem the second name, then each of the Councilmembers draw a name until sixteen names have been drawn. The order of the names as drawn will determine the order of the sales of the eight single-family homes.
- All families entered into the drawing have been pre-screened regarding income eligibility, creditworthiness, housing ratios, etc. However, final loan approvals have not yet been obtained. Should a family in the first group of eight not be fully eligible, the next family name in the order drawn in the second group would then be offered the ability to purchase one of these homes.

Director of Community Development Griffin provides a summary of the Item. The properties are located at 1910 through 1924 Cornerstone Court, across from Main Street and McDougal Terrace.

Brady Gunther, representing San Diego Interfaith Housing Foundation, describes the procedure for drawing of the 16 names, the first 8 to have the opportunity to buy the homes and the next 8, in order, to act as a back-up if any of the first 8 are eliminated.

Councilmembers draw names in the following order: **Yolanda Gordon, Daryl & Julian Cox, Lisa Martinez, Justin & Shelia Bennett, Scott & Alisha Lenswick, Scott & Sandy Foreman, Eric Sanchez, Craig & Andrea Scott, Debra Opfra, Valerie Carnegire, Michael & Zerba Bell, Saba & Myna Yona, Bruce & Tracy Fisher, Eric & Tiffany Johnson, Mark & JoAnne Alchewez, and Doug & Emily Triska.**

RECESS CALLED AT 7:31 P.M.
MEETING CALLED BACK TO ORDER AT 7:35 P.M.

PUBLIC HEARING:

101 APPEAL: PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT 1957 – 421 E. MAIN STREET (Reports: Director of Community Development, City Clerk)

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony.**
- **Close the Public Hearing.**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 9793 denying Conditional Use Permit 1957 for a hand (no machinery) car wash with gift shop, restaurant with on-sale alcoholic beverages, caretaker's residence and outdoor dining in the C-2 Zone at 421 E. Main Street; thereby Upholding or Denying the Appeal.**

DISCUSSION

Director of Community Development Griffin provides a summary of the Item.

In response to **Mayor Lewis'** questions, **Director Griffin** discusses options to amend the language in Specific Plan 182 to distinguish between a self-service car wash and a mechanical car wash, and other approved uses.

Mayor Lewis announces the Public Hearing is now Open.

Othman Yousif, 10042 Resmar Court, La Mesa, CA, describes plans for the car wash and his efforts to develop a design acceptable to the El Cajon Community Development Corporation (ECCDC).

Dr. Sami Jihad, 1673 Avenida Cherylita, El Cajon, CA, speaks in support of the project.

In response to **Mayor Lewis'** questions, **Director Griffin** indicates the Amendment to Specific Plan 182 will come before the Planning Commission on August 25, 2003.

Michael Sitto, 11125 New Morning Road, La Mesa, CA, indicates he is the architect on the project, and submits to Council revised design drawings.

Discussion ensues among **Council** and **Staff** concerning the proposed business and possible future amendments to Specific Plan 182.

Claire Carpenter, 168 East Main Street, El Cajon, CA, representing the ECCDC, speaks in support of a restaurant and retail use, but expresses concerns over the auto and car wash use.

PUBLIC HEARING: (CONTINUED)

In answer to **Councilmember Ramos'** question, **Claire Carpenter** confirms the ECCDC reviews strictly the architectural integrity of projects and compliance with the design guidelines.

Fernando Arreola, 110 East Main Street, El Cajon, CA, speaks in opposition to the project and urges the Board of the ECCDC to stay focused on Specific Plan 182.

Madeline Quin, 431 Third Avenue, El Cajon, CA, representing the Joseph Quin Family Trust, landlord of an adjacent property, speaks in opposition to the project.

Bonnie Lutz, 148 Taft Avenue, El Cajon, CA, Manager of Taft Square Apartments, speaks in opposition to the project.

MOTION BY Lewis, SECOND BY Kendrick, to close the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

Mayor Lewis speaks in support of the project.

No further comments are offered.

MOTION BY Ramos, SECOND BY Santos, to adopt Resolution No. 117-03, to deny the appeal with findings as set forth in the staff report, and other findings as expressed tonight.

AYES: Kendrick, McClellan, Ramos, Santos
NOES: Lewis
ABSTAIN: None

MOTION CARRIES.

Recess called at 8:54 p.m.
Meeting called back to order at 8:59 p.m.

102 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING:

ADMINISTRATIVE REPORTS:

3.8 ELECTION OF EL CAJON COMMUNITY DEVELOPMENT CORPORATION'S BOARD OF DIRECTORS – CITY BALLOT (Report: City Manager)

RECOMMENDATION: *That the City Council determine for whom the City's representative on the ECCDC Board should vote.*

MOTION BY Lewis, SECOND BY Santos, that the City's representative vote for Russ Comstock, John Gibson, Claudia Goertz, Todd Keegan, Eric Lund, Hikmat Shammas, Deb Turner, Dick Zellner.

Councilmember Ramos indicates he would like to see more property owners on the Board.

Councilmember Santos and Mayor Lewis withdraw the SECOND and MOTION respectively.

DISCUSSION

Councilmember Ramos speaks on the need for more property owners on the Board.

In answer to Mayor Lewis' question, Claire Carpenter indicates the mandated makeup for the Board is 5 property owners, 5 residents, which can be live-in residents or business owners, and 5 community members.

Councilmember Ramos indicates his choices would be Deb Turner, Hikmat Shammas, Claudia Goertz, Kirk Gentry, Teri Favro, Dick Zellner, Todd Keegan or Eric Lund. He would like to see all the property owners on the Board.

MOTION BY Lewis, SECOND BY Santos, to vote for Russ Comstock, John Gibson, Claudia Goertz, Todd Keegan, Eric Lund, Hikmat Shammas, Deb Turner, Dick Zellner.

MOTION CARRIES BY UNANIMOUS VOTE.

REDEVELOPMENT AGENCY ITEM:

3.9 IN-FILL HOUSING DEVELOPMENT PROGRAM (Report: Redevelopment Manager)

RECOMMENDATION: *That the Redevelopment Agency implement an in-fill housing development program based upon the numerous vacant and available parcels within the downtown.*

ADMINISTRATIVE REPORTS: (CONTINUED)

DISCUSSION

City Manager Garrett speaks in support of the program.

Redevelopment Manager Cooksy provides a summary of the Item.

Councilmembers and **Staff** discuss the benefits of this program, the addition of low-to-moderate income housing in the downtown area and other options, including purchase of the lots by private developers.

MOTION Lewis, SECOND BY Santos, to concur with the staff recommendation.

In answer to **Councilmember McClellan's** question, **Redevelopment Manager Cooksy** informs should a contract be reached within the next 6 months, payment of prevailing wages will not be required because the project will provide affordable housing.

Councilmember McClellan suggests a provision be made to not fund the project from the General Fund, should the State not fund the project.

MOTION AMENDED by Lewis, SECOND BY Santos, to concur with the staff recommendation, subject to not funding from the General Fund if the State does not fund this housing.

MOTION CARRIES BY UNANIMOUS VOTE.

4. COMMISSION REPORTS:

4.1 TRAFFIC COMMISSION RECOMMENDATIONS (June 11, 2003) (Report: Secretary to Traffic Commission)

ITEM I. – STOP CONTROL – WING AVENUE AT AIRPORT DRIVE

RECOMMENDATION: *That the City Council* adopt RESOLUTION NO. 114-03 to establish a stop control on northbound Wing Avenue at Airport Drive.

ITEM II. – “NO PARKING” – PEACH AVENUE AT BOSTONIA POST OFFICE

RECOMMENDATION: *That the City Council* adopt RESOLUTION NO. 115-03 to establish a small “No Parking” Zone along the north curb of Peach Avenue beginning 22 feet from the east curb of Second Street, continuing east for 17 feet.

COMMISSION REPORTS: (CONTINUED)

ITEM IV. – “NO PARKING” – 511 SOUTH MAGNOLIA AVENUE

RECOMMENDATION: *That the City Council* adopt RESOLUTION NO. 115-03 to establish a “No Parking” Zone along the east curb of Magnolia, beginning 200 feet south of the south curb of Camden Avenue, continuing south for 38 feet.

MOTION BY Lewis, SECOND BY Santos, to approve Items I, II and IV of the Traffic Commission Recommendations.

MOTION CARRIES BY UNANIMOUS VOTE.

5. REPORTS OF MAYOR LEWIS: None.

5.1 RESOLUTION NO. 116-03: ENDORSING POLICIES TO ENCOURAGE INVESTMENT IN LOCAL TELECOMMUNICATIONS SERVICES IN CALIFORNIA INVESTMENT IN LOCAL COMMUNITIES AND INCREASED EMPLOYMENT OPPORTUNITIES

RECOMMENDATION: *That the City Council* adopt RESOLUTION NO. 116-03 per the above.

Mayor Lewis speaks in support of the Resolution.

MOTION BY Lewis, SECOND BY Santos, to adopt RESOLUTION NO. 116-03.

MOTION CARRIES BY UNANIMOUS VOTE.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK: None

COUNCILMEMBER BOB McCLELLAN: None

COUNCILMEMBER CHARLES SANTOS: None

COUNCILMEMBER DICK RAMOS: None

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus*

NO RECOMMENDED ACTION.

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

8A. NEWS RELEASE: ANNUAL 4TH OF JULY FIREWORKS DISPLAY AT KENNEDY PARK

Cancellation of Annual 4th of July Fireworks Display due to major construction and renovation project currently underway Kennedy Park.

Director of Parks Presmyk provides a summary and reports on the status of the construction project.

Thomas Weller is called to speak but is no longer present at the meeting.

9. ORDINANCES: FIRST READING

RECOMMENDATION: *That the City Council* introduce the Ordinances and request the City Clerk to recite the titles and waive full reading of the text.

9.1 AMENDMENT OF EL CAJON MUNICIPAL CODE – USE OF ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES WITHIN THE CITY (Report: Chief of Police)

First Reading of Ordinance Amending the El Cajon Municipal Code regulating riding and use of electronic personal assistive mobility devices within the City of El Cajon.

MOTION BY Lewis, SECOND BY McClellan, to Continue the First Reading of the Ordinance to July 8, 2003, and to refer to the Police Department for an evaluation of the Segway device.

MOTION CARRIES BY UNANIMOUS VOTE.

9.2 SPECIFIC PLAN 492 – 1588 NORTH MARSHALL AVENUE

As a result of continued Public Hearing and unanimous action taken on April 8, 2003, First Reading of Ordinance approving Specific Plan 492 to allow two silos at a height not to exceed 50 feet in the M (Manufacturing) Zone at 1588 North Marshall Avenue.

MOTION BY Lewis, SECOND BY McClellan, that the City Council request the City Clerk to recite the title and waive first reading of the text.

MOTION CARRIES BY UNANIMOUS VOTE.

ORDINANCES: SECOND READING AND ADOPTION

RECOMMENDATION: *That the City Council request the City Clerk to recite the titles, waive full reading of the text and adopt the Ordinances.*

9.3 AMENDMENT OF EL CAJON MUNICIPAL CODE – SOCIAL HOST PARTIES

Adopting Ordinance No. 4741 adding Chapter 9.30 to the El Cajon Municipal Code relating to prohibitions against allowing or hosting gatherings where minors are consuming alcoholic beverages.

MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4741.

MOTION CARRIES BY UNANIMOUS VOTE.

9.4 ZONE RECLASSIFICATION 2231 – 215 W. Lexington Avenue

Adopting Ordinance No. 4742 rezoning property at 215 W. Lexington Avenue to the O-P Zone.

MOTION BY Lewis, SECOND BY Ramos, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4742.

MOTION CARRIES BY UNANIMOUS VOTE.

9.5 AMENDMENT OF MUNICIPAL CODE – VEHICLE ABATEMENT (Report: Chief of Police)

Adopting Ordinance No. 4743 amending the El Cajon Municipal Code to authorize seizure and forfeiture of nuisance vehicles used to solicit an act of prostitution or to attempt to acquire a controlled substance.

MOTION BY Lewis, SECOND BY McClellan, to request the City Clerk to recite the title, waive full reading of the text and adopt Ordinance No. 4743.

MOTION CARRIES BY UNANIMOUS VOTE.

10. CLOSED SESSION:

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

- **Under Government Code Section 54956.9 (b) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation -**
Number of Potential Cases: 1

CITY ATTORNEY FOLEY advises the Closed Session Matter may be considered at the next meeting.

11. RECONVENE TO OPEN SESSION - ANNOUNCE ACTION IF APPROPRIATE:
Not appropriate.

ADJOURNMENT: Mayor Lewis adjourned the Adjourned Regular Joint Meeting of the City Council/ Redevelopment Agency held this 24th day of June 2003 at 9:51 p.m.

NOTE: The next meetings of the El Cajon City Council and Redevelopment Agency will be held on Tuesday, July 8, 2003 at 3:00 p.m.

City Clerk/Secretary