

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

HOURS: Monday – Thursday 10:00 a.m. – 8:00 p.m., Friday & Saturday 10:00 a.m. – 5:00 p.m., and Sunday 1:00 – 5:00 p.m.

# *City of El Cajon*

## *City Council/Redevelopment Agency*



# *Agenda*

## *August 24, 2010*

*Mark Lewis*  
Mayor

*Bill Wells*  
Mayor Pro Tem

*Jillian Hanson-Cox*  
Councilmember

*Gary Kendrick*  
Councilmember

*Bob McClellan*  
Councilmember

*Kathi Henry*  
City Manager

*Morgan Foley*  
City Attorney

*Kathie Rutledge*  
City Clerk

*Rob Turner*  
Deputy City Manager/  
Director of Public Works

*Melissa Ayres*  
Director of Community  
Development



# AGENDA



August 24, 2010  
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 Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge



## **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.)

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the August 10, 2010, Meeting and the Agenda of the August 24, 2010, Meetings in accordance to State Law and Council/Agency Policy.
- **PRESENTATIONS: None**
- **AGENDA CHANGES:**

\*Backup Information Available  
Redevelopment Agency Items Are Identified

**CONSENT ITEMS: (1.1 – 1.14)**

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/REDEVELOPMENT AGENCY MEETINGS**

**RECOMMENDATION:** That the City Council/Redevelopment Agency approve Minutes of the August 10, 2010, Meeting of the El Cajon City Council/Redevelopment Agency.

**1.2 WARRANTS**

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

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

**\*1.4 APRIL – JUNE 2010 Quarterly Treasurer’s Report  
(Report: Deputy City Manager/Director of Finance and Treasurer)**

**RECOMMENDATION:** That the City Council receive the quarterly Treasurer’s Report for the period ending June 30, 2010.

**\*1.5 RESOLUTIONS – ANNUAL INVESTMENT POLICY UPDATE  
(Report: Deputy City Manager/Director of Finance and Treasurer)**

**RECOMMENDATION:** That the City Council and Redevelopment Agency respectively adopt the next RESOLUTIONS in order Adopting City of El Cajon Investment Policy and Delegating Investment Authority to the Director of Finance, and Adopting El Cajon Redevelopment Agency Investment Policy and Delegating Investment Authority to the Agency Treasurer.

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

### **\*1.6 SAN DIEGO COUNTY LAW ENFORCEMENT FOUNDATION 2010 GRANT (Report: Chief of Police)**

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

1. Authorize the City Manager or designee to accept San Diego County Law Enforcement Foundation (SDCLEF) 2010 Grant Funds in the amount of \$2,885.00; and
2. Appropriate the San Diego County Law Enforcement Foundation Grant Funds in the amount of \$2,885.00 to purchase a Pelican Remote Area Lighting System.

### **\*1.7 AMENDMENT OF CONDITIONAL USE PERMIT NO. 1383 – 541 North Johnson Avenue (Report: Director of Community Development)**

**RECOMMENDATION:** That the City Council review and accept the Planning Commission's action on a request to amend Conditional Use Permit No. 1383.

### **\*1.8 DRAFT RESPONSE TO GRAND JURY REGARDING MEDICAL MARIJUANA (Report: City Manager)**

**RECOMMENDATION:** That the City Council approve the draft response to the Grand Jury regarding Medical Marijuana.

### **\*1.9 ADDITION OF SECRETARY POSITION IN THE PUBLIC WORKS DEPARTMENT (Report: Deputy City Manager/Director of Public Works)**

**RECOMMENDATION:** That the City Council authorize the addition of one full-time secretarial position (1.0 FTE) to the Public Works Department and approve the appropriation needed to fund it.

**CONSENT ITEMS: (Continued)**

- \*1.10            PROFESSIONAL SERVICES AGREEMENT – BUSINESS RECRUITMENT AND RETENTION PROGRAM**  
(Report: Interim Director of Redevelopment and Housing)

**RECOMMENDATION:** That the Redevelopment Agency authorize the Executive Director, or designee, to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation (“CDC”) for administration of the Business Retention and Recruitment Program (“BRR”).

- \*1.11            PROFESSIONAL SERVICES AGREEMENT – FAÇADE AND DESIGN IMPROVEMENT PROGRAM**  
(Report: Interim Director of Redevelopment and Housing)

**RECOMMENDATION:** That the Redevelopment Agency authorize the Executive Director, or designee, to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation (“CDC”) for administration of the Façade and Design Improvement Program.

- \*1.12            PROFESSIONAL SERVICES AGREEMENT – NEIGHBORHOOD STABILIZATION PROGRAM**  
(Report: Interim Director of Redevelopment and Housing)

**RECOMMENDATION:** That the Redevelopment Agency authorize the Executive Director, or designee, to execute a Professional Services Agreement between the El Cajon Redevelopment Agency and the El Cajon Community Development Corporation (“CDC”) for administration of the Neighborhood Stabilization Program.

- \*1.13            REVISED CLASSIFICATION SPECIFICATION AND SALARY RECOMMENDATION FOR REDEVELOPMENT MANAGER**  
(Report: Director of Human Resources)

**RECOMMENDATION:** That the City Council approve the revised classification specification for Redevelopment Manager and allocate the salary to range 105.6, \$80,538.00 to \$98,134.00.

**CONSENT ITEMS: (Continued)**

**\*1.14 RESOLUTION: AWARD OF BID NO. 007-11 – CONSTRUCTION OF PCC CHANNEL REPAIRS FY 2011, Job No. 3303 (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTION in order and award the bid to the lowest responsive bidder, Rutledge, Inc., in the amount of \$279,909.00.

**PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council and 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 and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda. In addition to briefly responding to statements or questions from the public, Councilmembers may also address the City Council during this time.

**2. WRITTEN COMMUNICATIONS:**

- \*2.1 NO ON PROP 23 – STOP THE DIRTY ENERGY PROPOSITION**  
Request City Council to consider adoption of a Resolution opposing Prop 23 and sign up as a member of the “No on Prop 23” coalition.
- \*2.2 TWO LETTERS REQUESTING COUNCIL REZONE 136 AND 146 WEST WASHINGTON AVENUE**  
(Report: Director of Community Development)

**RECOMMENDATION: That the City Council:**

1. Direct staff to bring a Resolution back for Council action at the next Council meeting initiating a zoning map amendment to bring 136 and 146 West Washington Avenue zoning into conformance with the General Plan land use map; OR
2. Direct staff to evaluate inconsistencies between the City zoning map and General Plan land use map and bring forth recommended zoning map amendments on these and other properties with inconsistent General Plan and Zoning designations as part of the Community Development Department work program, as time permits; OR
3. Decline requests that Council initiate zoning map amendments at this time (property owners may initiate zoning map amendments and pay filing fee).

**3. PUBLIC HEARINGS:**

**\*3.1 SUBSTANDARD CONDITIONS AND SUMMARY ABATEMENT AT 1346 GREENFIELD DRIVE (Report: Building Official/Fire Marshal)**

**RECOMMENDATION: That the City Council:**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Deem appropriate the Building Official/Fire Marshal's actions in this case;
- Direct staff to file a Notice of Restriction against the property;
- Direct staff to monitor the condition of the property and take action as appropriate with regard to keeping the structure secure;
- Assess staff time, administrative costs, and the costs of boarding the structure;
- Direct staff to bill the property owner for fees and penalties, as appropriate, with any unpaid balance to be placed on the property as a tax lien if not paid within 90 days;
- Authorize staff to record a Release of Notice of Restriction once fees have been paid in this case and the building is under responsible ownership; and
- Adopt the next RESOLUTION in order pursuant to the recommendations listed above.

**4. ADMINISTRATIVE REPORTS:**

**\*4.1 RECOMMENDATION FOR 2010/2011 YOUTH LEAGUE UTILITY SUPPORT (Report: Director of Recreation)**

**RECOMMENDATION:** That the City Council approve the Recreation Council recommendation to provide utility support to nine Executive Member youth leagues during fiscal year 2010/2011.

**\*4.2 2010 TRAFFIC SIGNAL REPORT (Report: Deputy City Manager/Director of Public Works)**

**RECOMMENDATION:** That the City Council accept the 2010 Traffic Signal Report and the two year recommended priority list outlined in the Agenda Report.

**5. COMMISSION REPORTS: None**

**6. ACTIVITIES REPORTS OF MAYOR LEWIS - None**

SANDAG (San Diego Association of Governments); SANDAG (Chair, Public Safety Committee); SANDAG (Quality of Life Ad Hoc Steering Committee); LAFCO (Local Agency Formation Commission)

## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **MAYOR PRO TEM BILL WELLS**

METRO Commission/Wastewater JPA; East County Economic Development Council; Heartland Fire Training JPA – Alternate.

#### **\*7.1 Council Activities Report**

### **8.**

#### **COUNCILMEMBER JILLIAN HANSON-COX**

SANDAG (San Diego Association of Governments – Alternate); SANDAG (Public Safety Committee – Alternate); MTS (Metropolitan Transit System Board – Alternate); League of California Cities, San Diego Division; East San Diego County Gang Task Force.

#### **8.1 Verbal Report**

### **9.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

#### **\*9.1 Council Activities Report**

### **10.**

#### **COUNCILMEMBER BOB McCLELLAN**

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

#### **\*10.1 Council Activities Report**

## **11. LEGISLATIVE REPORT**

#### **\*11.1 League of California Cities Legislative Bulletins dated August 6 and 13, 2010 – *City Advocate Weekly***

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

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

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

**15. CLOSED SESSIONS:**

**RECOMMENDATION:** That the City Council/Redevelopment Agency adjourn to Closed Sessions 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 493-152-05-00 963 Taft Avenue	Kevin & Darlene Houghton	Executive Director/City Manager Interim Director of Redevelopment & Housing General Counsel/City Attorney

Under negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the possible purchase of property by the Agency for redevelopment.

**15.2**

**• CONFERENCE WITH LABOR NEGOTIATOR – Pursuant to Government Code Section 54957.6**

Agency Designated Representatives: Kathi Henry  
Nancy Palm  
Joan Ward

Employee Organizations:  
El Cajon Professional Firefighters International Association of Fire  
Fighters Local 4603  
El Cajon Mid-Management and Professional Employees Group  
El Cajon Municipal Employees Association

**16. RECONVENE TO OPEN SESSION:**

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

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24<sup>th</sup> day of August, 2010, is adjourned to Tuesday, August 24, 2010, at 7:00 p.m.

**GENERAL INFORMATION: None**

# **JOINT MEETING** **EL CAJON CITY COUNCIL &** **REDEVELOPMENT AGENCY**

Tuesday, August 24, 2010

7:00 p.m.

COUNCIL CHAMBERS

200 Civic Center Way  
El Cajon, California

## **A G E N D A**

- **CALL TO ORDER:** Mayor Mark Lewis
- **ROLL CALL:** City Clerk Kathie Rutledge

### **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:**
- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council and 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 and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda. In addition to briefly responding to statements or questions from the public, Councilmembers may also address the City Council during this time.

\*Backup Information Available  
Redevelopment Agency Items Are Identified

## **PUBLIC HEARINGS:**

**\*100 REALLOCATION OF CDBG FUNDS AND MODIFICATION OF FY 2010-11 ALLOCATIONS  
(Report: Interim Director of Redevelopment and Housing)**

**RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Consider staff recommendations in the reallocation of FY 2010/11 CDBG funds;
- Consider staff recommendations regarding the allocation of funds from completed prior year projects to the Renette Center Renovations;
- Adopt the next RESOLUTION in order for reallocation and commitment of these funds;
- Increase the expenditure budget in the CDBG Funds Activity/Project #270900-9910-C0902, in the amount set forth in Attachment "A" to the Agenda Report, for Fiscal Year 2010-11; and
- Pending Council decision, authorize the City Manager, or designee, to make the necessary changes to the One-Year Action Plan and submit to the U.S. Department of Housing and Urban Development ("HUD") along with all appropriate forms and documents for this modification.

**[Balance of Page Intentionally Left Blank]**

- \*101 REALLOCATION OF HOME FUNDS, UNALLOCATED FUNDS, AND MODIFICATION OF FISCAL YEAR 2010-11 ALLOCATIONS AND APPROVAL OF AGREEMENT WITH SAN DIEGO HABITAT FOR HUMANITY COMMUNITY HOUSING CORPORATION FOR CONSTRUCTION OR REHABILITATION OF SINGLE FAMILY RESIDENTIAL HOUSING**  
(Report: Interim Director of Redevelopment and Housing)

**RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Consider staff recommendations regarding the reallocation of HOME funds;
- Consider staff recommendations regarding the allocation of HOME funds from current and prior year projects in "Attachment 1" to San Diego Habitat for Humanity Community Housing Corporation;
- Adopt the next RESOLUTION in order for reallocation and commitment of these funds;
- Establish the expenditure budget in the HOME Funds Activity/Project #275900-H0718, as set forth in "Attachment 1" for Fiscal Year 2010-11;
- Pending Council decision, authorize the City Manager, or designee, to execute all appropriate documents and make the necessary changes to the One-Year Action Plan and submit all required documentation to the U.S. Department of Housing and Urban Development ("HUD"), as well as to amend any existing agreements with affected subrecipients; and
- Approve the Home Funding and Agreement ("Attachment 3") substantially in the form as presented with such changes approved by the City Manager.

- \*102 CONDUIT FINANCING FOR LITERACY FIRST CHARTER SCHOOLS** (Report: Deputy City Manager/Director of Finance)

**RECOMMENDATION: That the City Council**

- Conduct the Public Hearing under the requirements of the Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code") and receive testimony;
- Close the Public Hearing;
- Adopt the next RESOLUTION, in order, approving the issuance of the Bonds not to exceed \$4,000,000 by the California Municipal Finance Authority ("CMFA") for the benefit of Literacy First Charter School Issuer, LLC (the "LLC"), a California limited liability company, the sole member of which is Literacy First Charter Schools ("Literacy First"), a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following). The Resolution will also authorize the City Manager, or designee thereof, to execute the Joint Exercise of Powers Agreement with CMFA.

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 24<sup>th</sup> day of August, 2010, is adjourned to Tuesday, September 14, 2010, at 3:00 p.m.

***Upcoming Events In El Cajon***  
**City Council Meeting on August 24, 2010**

***“Help Keep Our City Clean”***

***Please report any graffiti by calling the GRAFFITI HOTLINE at (619) 441-5533***

**Important Information from Mayor Lewis**

**Schools are back in session! Please watch for increased traffic and for children in residential areas and around schools. Follow traffic & pedestrian laws for safer roadways!**

**August 24 – City Council Advisory Meeting**, 1:30 p.m., City Hall, 5<sup>th</sup> Floor Conference room. Subject: Independent Audit and Performance of the El Cajon Community Development Corporation, with Scott Barnett, of Barnett Consulting. (Continuation of the August 13<sup>th</sup> Advisory Meeting.)

**August 25 – 10<sup>th</sup> Annual Cajon Classic Cruise – with the theme “Horseless Carriage.”** 5:00 p.m. to 8:00 p.m. on downtown Main Street at Magnolia Avenue. Brought to you by the El Cajon Community Development Corporation. (CDC)

**August 26 – Stoney’s 85<sup>th</sup> Birthday Party** at Sycuan Golf Resort on the lawn, from 5:30 p.m. to 8:00 p.m. to benefit “Stoney’s Kids.” For more info call (619) 204-8245 or visit [www.stoneyskids.net](http://www.stoneyskids.net).

**August 27 – CDC’s Concerts On The Green 2010 – A musical tribute to Neil Diamond.** Held at Prescott Promenade located in the 200 block of East Main Street, from 6:00 p.m. to 8:00 p.m.

**August 28 – CDC Lend A Hand Day Neighborhood Clean Up** at West Palm Avenue and Richfield Avenue from 9:00 a.m. to 11:00 a.m. Join residents, business owners, and community-minded individuals coming together to remove trash and graffiti.

**September 1 – CDC’s 10<sup>th</sup> Annual Cajon Classic Cruise – with the theme “Starz Carz.”** The car show is 5:00 p.m. to 8:00 p.m. on downtown Main Street.

**September 3 – The CDC’s last Concert On The Green 2010** featuring FX5 playing a variety of rock and roll music. Held at Prescott Promenade in the 200 block of East Main St., from 6:00 to 8:00 p.m.

**September 4 & 5 – Chaldean Cultural Festival** – Prescott Promenade - Music, dance, entertainment, food and non-food vendors - \$5.00 admission. Hours are Saturday from 10:00 a.m. to 9:00 p.m., and Sunday from 3:00 p.m. to 9:00 p.m.

**September 6 – Labor Day!** All City offices will be closed in observance.

**September 8 – CDC’s 10<sup>th</sup> Annual Cajon Classic Cruise – with the theme “Shake, Rattle & Roll” car show.** 5:00 p.m. to 8:00 p.m. on downtown Main Street at Magnolia Avenue. For more information on CDC events please visit [www.downtownelcajon.com](http://www.downtownelcajon.com) or call (619) 401-8858.

**Recreation: Register by September 3<sup>rd</sup> For The All Fore R.E.C. Golf Tournament**

Sign up your group for the 12th Annual All Fore R.E.C. Golf Tournament Dinner & Auction on Friday, September 17 at the Sycuan Resort. Proceeds directly support activities, youth sports, recreation classes and after school programs. For more information call (619) 441-1673.

\*Stay informed about your City. See updates on City projects and numerous City services online at [www.ci.el-cajon.ca.us](http://www.ci.el-cajon.ca.us) and look under “What’s New.”