



CITY COUNCIL
HOUSING AUTHORITY AND
SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

FEBRUARY 11, 2020, 3:00 p.m.

Bill Wells, Mayor
Phil Ortiz, Deputy Mayor
Steve Goble, Councilmember
Gary Kendrick, Councilmember
Bob McClellan, Councilmember

Graham Mitchell, City Manager
Vince DiMaggio, Assistant City Manager
Morgan Foley, City Attorney
Angela Cortez, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Cortez

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the January 28, 2020, Meeting and the Agenda of the February 11, 2020, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

Presentation: Teen Coalition Mid-Year Report

AGENDA CHANGES:

CONSENT ITEMS:

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. Minutes of the 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 January 28, 2020, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

That the City Council approves payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

That the City Council approves the reading by title and waives the reading in full of all Ordinances on the Agenda.

4. Progress Report - Emergency Storm Damage Repairs

RECOMMENDATION:

That the City Council determines that there continues to be a State of Emergency to facilitate repairs to sinkhole conditions at the intersection of Jackman Street and Petree Street, and that the necessity requires the immediate expenditure of public money to safeguard life, health, and property per Public Contract Code Section 22050.

5. Contract Amendment for Overlay (Various Locations) Multi-year Contract

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, to:

1. Authorize the reappropriation of surplus funding from the Overlay 2019 (PW50019) project, once deemed complete, to the Overlay 2020 (PW50020) project; and
2. Increase the overlay multi-year contract in the not-to-exceed amounts of \$1,816,454.65 for Option Period 1, \$1,707,277.38 for Option Period 2, \$1,592,641.25 for Option Period 3, and \$1,472,273.31 for Option Period 4.

6. Conflict of Interest Code - Interim Review

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving changes to the designated employee and official positions required to be filed under the City's Conflict of Interest Code.

7. Community Event - 2020 July 4th Picnic at Kennedy Park

RECOMMENDATION:

That the City Council approves the sale of merchandise by vendors at Kennedy Park associated with the annual July 4th picnic and fireworks display; and authorizes the City Manager, or designee, to execute the necessary agreements and forms for the annual July 4th fireworks display at Granite Hills High School.

8. ADA Concrete Improvements (Various Locations) Multi-Year Project Acceptance

RECOMMENDATION:

That the City Council:

1. Accepts the ADA Concrete Improvements (Various Locations) Multi-Year Project; PW53019, Bid No. 014-19; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

9. October – December 2019 Quarterly Treasurer's Report

RECOMMENDATION:

That the City Council receives the Treasurer's Report for the quarter ending December 31, 2019.

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.

WRITTEN COMMUNICATIONS:

PUBLIC HEARINGS:

10. Approval for Termination of Existing Disposition and Development Agreement and Sale of the Leasehold Interest and new Disposition and Development Agreement (Lexington Avenue Senior Apartments)

RECOMMENDATION:

That the Authority Board:

1. Affirms the public hearing is still open and accepts public testimony;
2. Closes the public hearing;
3. Adopts the next Resolution, in order, APPROVING the proposed conditional termination of the existing Disposition and Development Agreement, Regulatory Agreement and Ground Lease (collectively the "Existing DDA") between the El Cajon Housing Authority ("Authority"), as housing successor in interest to the El Cajon Redevelopment Agency ("Agency") and Lexington Avenue Senior Apartments, LLC, ("Original Developer"); and approving the sale of the leasehold interest and a new Disposition and Development Agreement, Regulatory Agreement, and Ground Lease (collectively the "New DDA") with ECJ Housing LP, an affiliate of Thomas Safran & Associates Development, Inc. ("Developer/Operator");
4. Authorizes receipt of sales proceeds, appropriation of funds in the Low and Moderate Income Housing Asset Fund ("LMIHAF"), and the expenditures as outlined in this report; and
5. Authorizes the Executive Director or designee to execute all affiliated documents, in final form as approved by the City Attorney.

ADMINISTRATIVE REPORTS:

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors; SANDAG – Audit Committee, San Diego Division; Heartland Fire Training JPA – Alternate; LAFCO.

11. Council Activity Report
12. LEGISLATIVE REPORT: None

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

13. COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA; East County Advance Water Purification Joint Powers Authority Board.
14. COUNCILMEMBER BOB MCCLELLAN
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate.
15. COUNCILMEMBER STEVE GOBLE
SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate; METRO Commission/Wastewater JPA – Alternate; Chamber of Commerce – Government Affairs Committee; MTS (Metropolitan Transit System Board) – Alternate; East County Advance Water Purification Joint Powers Authority Board - Alternate.
16. DEPUTY MAYOR PHIL ORTIZ
East County Economic Development Council; League of California Cities, San Diego Division.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

17. Teen Coalition Status Report

RECOMMENDATION:
That the City Council receives and files the information-only Teen Coalition status report.

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

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 11th day of February 2020, is adjourned to Tuesday, February 11, 2020, at 7:00 p.m.